

Returned at Counter

2024-006991

Klamath County, Oregon

AFTER RECORDING, RETURN TO:
Anthony Swan and Jeanette Rutherford, Trustees
c/o Lam Law Office PC
111 N. 7th St
Klamath Falls, OR 97601



08/12/2024 02:39:43 PM

Fee: \$82.00

Until requested otherwise, send all
tax statements to:
Anthony Swan and Jeanette Rutherford, Trustors/Trustees
1410 Pacific Terrace
Klamath Falls, OR 97601

WARRANTY DEED

Anthony F. Swan and Jeanette M. Rutherford, "Grantors," hereby conveys, grants, sells and warrants, to Anthony F. Swan and Jeanette M. Rutherford, trustees of the ANTHONY SWAN AND JEANETTE RUTHERFORD JOINT REVOCABLE TRUST, UAD August 9 2024, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in Klamath County, State of Oregon, free of encumbrances except for matters of public record:

NORTHEASTERLY 100 FEET, LESS SOUTHWEST 4 FEET OF LOT 5; AND NORTHEASTERLY 100 FEET, LESS SOUTHWEST 4 FEET OF LOT 6 IN BLOCK 13 OF HILLSIDE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

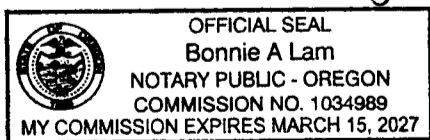
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Anthony F. Swan
ANTHONY F. SWAN

Jeanette M. Rutherford
JEANETTE M. RUTHERFORD

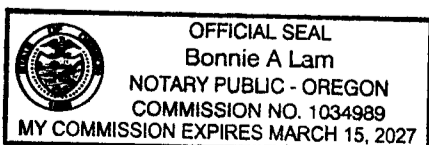
STATE OF OREGON)
County of KLAMATH) ss.

The foregoing instrument was acknowledged before me Bonnie A. Lam (Name of Notary) this 9 day of August 2024 by Anthony F. Swan.



Bonnie A. Lam
Notary Public for Oregon
My Commission Expires: 3/15/2027

The foregoing instrument was acknowledged before me Bonnie A. Lam (Name of Notary) this 9 day of August 2024 by Jeanette M. Rutherford.



Bonnie A. Lam
Notary Public for Oregon
My Commission Expires: 3/15/2027