

Returned at Counter
Lam Law

AFTER RECORDING, RETURN TO:
Caleb J. Coaty Trustor/Trustee
c/o Bonnie A. Lam
111 N. 7th St.
Klamath Falls, OR 97601

2024-007986
Klamath County, Oregon



09/12/2024 11:55:13 AM

Fee: \$82.00

Until requested otherwise, send all
tax statements to:
Caleb J. Coaty, Trustor/Trustee
Caleb J. Coaty Revocable Living Trust
3238 Emerald St
Klamath Falls, OR 97601

WARRANTY DEED


Caleb J. Coaty, "Grantor," hereby conveys, grants, sells and warrants, to **Caleb J. Coaty**, as Trustee of the **Caleb J. Coaty Revocable Living Trust** under agreement dated September 5, 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:

Lots 1, 2, 3 and 7, CREGAN PARK, 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.

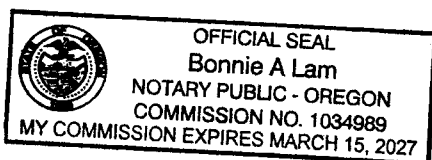
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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




CALEB J. COATY

STATE OF OREGON)
County of Klamath) ss.
)

The foregoing instrument was acknowledged before me Bonnie A. Lam this 5th day of September 2024 by Caleb J. Coaty.





Notary Public for Oregon
My Commission Expires: 3/15/2027