

Lam Law PC  
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AFTER RECORDING, RETURN TO:  
Tana M. Hamilton, Trustor/Trustee  
2915 Ivan Lane  
Klamath Falls, OR 97603

2024-008330  
Klamath County, Oregon



09/23/2024 02:40:59 PM Fee: \$82.00

Until requested otherwise, send all  
tax statements to:  
Tana M. Hamilton, Trustor/Trustee  
2915 Ivan Lane  
Klamath Falls, OR 97603

WARRANTY DEED

Tana Marie Hamilton, "Grantor," hereby conveys, grants, sells and warrants, to Tana M. Hamilton, as Trustee of the Tana M. Hamilton Revocable Living Trust under agreement dated October 17, 2019, 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:

Parcel 1 of Land Partition 61-92 located in the SW1/4 of Section 5, Township 39 South, Range 10 East, Willamette Meridian being Lot 12, Block 2, Tract 1172- "SHIELD CREST", Klamath County, Oregon.

TOGETHER WITH an undivided interest in all those private roads shown on the plat and more particularly in Declaration recorded M84, page 4256, Microfilm Records 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.

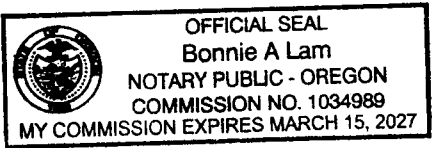
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Dated this 20<sup>th</sup> day of September 2024.

TANA M. HAMILTON  
aka TANA MARIE HAMILTON

STATE OF OREGON )  
County of KLAMATH ) ss.

The foregoing instrument was acknowledged before me, Bonnie A. Lam, this 20 day of September 2024 by Tana Marie Hamilton.



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