

Returned at Counter

Recording Requested by:
Bonnie A. Lam
Attorney for Grantor
111 N. Seventh Street
Klamath Falls, OR 97601

2024-008947
Klamath County, Oregon



10/15/2024 08:55:30 AM Fee: \$82.00

AFTER RECORDING, RETURN TO:
Morgan Christina Blake
2600 Patterson Street
Klamath Falls, OR 97603

Until requested otherwise, send all
tax statements to:
Morgan Christina Blake
2600 Patterson Street
Klamath Falls, OR 97603

WARRANTY DEED

Morgan Christina Blake, Successor Trustee of the J. Claire Browne Trust under agreement dated January 25, 2016, "Grantor," hereby conveys, grants, sells and warrants, to Morgan Christina Blake, "Grantee," the following real property, situated in Klamath County, State of Oregon, free of encumbrances except for matters of public record:

Lots 24 and 25, Block 1, HOMELAND TRACTS, according to the official plat thereof on file in the records of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3909-001CB-00800-000 and Property ID No. R508436
Commonly referred to: 2600 Patterson Street, Klamath Falls, OR 97603.

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 14 day of October 2024.

Morgan Christina Anderson Blake
MORGAN CHRISTINA BLAKE
Successor Trustee of the J. Claire Browne Trust dated January 25, 2016

STATE OF OREGON)
County of KLAMATH) ss.

The foregoing instrument was acknowledged before me this 14 day of October 2024 by Morgan Christina Blake.

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

