

Returned at Counter

2024-008994

Klamath County, Oregon



00334603202400089940010012

10/15/2024 03:16:08 PM

Fee: \$82.00

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

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

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

**WARRANTY DEED**

**Morgan Christina Blake**, "Grantor," hereby conveys, grants, sells and warrants, to **Morgan Blake, as Trustee of the Morgan Blake Revocable Living Trust UAD October 14, 2024**, "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 Blake  
**MORGAN CHRISTINA BLAKE**

STATE OF OREGON )  
 ) ss.  
County of KLAMATH )

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

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

