

Grantor:

DAVID SCOT FRITZ and
KELLEY J. FRITZ
6739 Kimberly Court
Klamath Falls, OR 97603

Grantee:

DAVID S. FRITZ and KELLEY J. FRITZ,
Trustees of the SK FRITZ LIVING TRUST,
DATED OCTOBER 07, 2024
6739 Kimberly Court
Klamath Falls, OR 97603

After recording return to:

Myatt & Bell, P.C.
7650 SW Beveland St., #250
Portland, OR 97223

**Until a change is requested,
send tax statements to:**

DAVID S. FRITZ and KELLEY J. FRITZ, Trustees
6739 Kimberly Court
Klamath Falls, OR 97603

Warranty Deed

DAVID SCOT FRITZ and KELLEY J. FRITZ, as tenants by entirety, "Grantors," hereby convey and warrant to DAVID S. FRITZ and KELLEY J. FRITZ, Trustees, or their successors in trust, under the SK FRITZ LIVING TRUST, DATED OCTOBER 07, 2024, and any amendments thereto, "Grantee," the following real property situated in Klamath County, State of Oregon, free of encumbrances except for matters of public record:

The Northwesterly 62 feet of Lot 2 in Block 5 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Grantors hereby agree that all interest in the above described real property shall be characterized as tenancy in common interests rather than tenancy by the entirety interests.

The true and actual consideration paid for this conveyance is the mutual covenants contained in the Living Trust described above and the conveyance described herein which are for the purposes of estate planning and consist of value wholly other than cash. The Trust is for the Grantor's benefit.

The liability and obligations of the Grantors to Grantee and Grantee's heirs and assigns under the

warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above described property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above described property.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

WITNESS the hand of said Grantors on this 7 day of October, 2024.

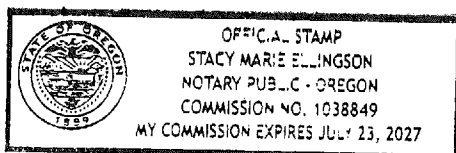
GRANTORS:

David Scot Fritz
DAVID SCOT FRITZ

Kelley J. Fritz
KELLEY J. FRITZ

STATE OF OREGON)
) ss.
COUNTY OF WASHINGTON)

The forgoing instrument was acknowledged before me on this 7th day of October, 2024, by DAVID SCOT FRITZ and KELLEY J. FRITZ.



Stacy Ellingson
Notary Public for Oregon
My commission expires: July 23, 2027