

Returned at Counter  
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AFTER RECORDING, RETURN TO:  
**Richard L. Mitts and Evelyn F. Mitts, Trustor/Trustee**  
6360 Climax Avenue  
Klamath Falls, OR 97603

**2024-010857**  
Klamath County, Oregon



12/16/2024 01:56:07 PM

Fee: \$82.00

Until requested otherwise, send all tax statements to:  
**Richard L. Mitts and Evelyn F. Mitts, Trustor/Trustee**  
6360 Climax Avenue  
Klamath Falls, OR 97603

## WARRANTY DEED

**Richard L. Mitts and Evelyn F. Mitts**, "Grantor," hereby conveys, grants, sells and warrants, to **Richard L. Mitts and Evelyn F. Mitts**, as Trustees of the **Richard and Evelyn Mitts Joint Revocable Living Trust** under agreement dated December 13<sup>th</sup>, 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:

**Lot 1 in Block 8 THIRD ADDITION TO WINEMA GARDEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,**

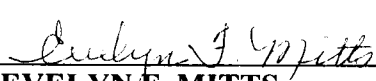
**Subject to: Rules, regulations, liens and assessments of South Suburban Sanitary District; Easements and rights of way of record and those apparent on the land, if any; Reservations and restrictions contained in the deed dated September 2, 1949, recorded September 20, 1949, in Deed Volume 234 at page 248, Klamath County, Oregon; Reservations and Restrictions in the dedication of Third Addition to Winema Gardens, Klamath County, Oregon, omitting restrictions herein, if any, based on race, color, religion or national origin.**

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.

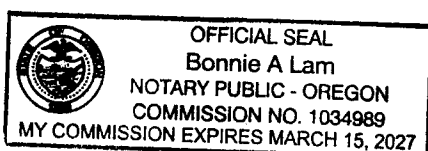
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

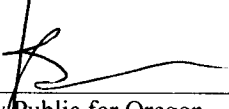
  
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**RICHARD L. MITTS**

  
\_\_\_\_\_  
**EVELYN F. MITTS**

STATE OF OREGON )  
 ) ss.  
County of KLAMATH )

The foregoing instrument was acknowledged before me Bonnie A. Lam this 13 day of December, 2024 by **Richard L. Mitts and Evelyn F. Mitts**.



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