Returned at Counter ($\mathcal{Q}_{\mathcal{W}}$)))

AFTER RECORDING, RETURN TO: Tia L. Adams, Trustor/Trustee c/o Bonnie A. Lam 431 Damont St Klamath Falls, OR 97601 2024-010988 Klamath County, Oregon

00336940202400109880010017

12/19/2024 01:56:33 PM

Fee: \$82.00

Until requested otherwise, send all tax statements to: **Tia L. Adams, Trustor/Trustee** 431 Damont St Klamath Falls, OR 97601

WARRANTY DEED

Lot 6 in Block 10 of THE TERRACES, according to the official plat thereof on file in the office of the County Clerk 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.

Tia L. Adams

STATE OF OREGON

County of KLAMATH

The foregoing instrument was acknowledged before me Bonnie A Lam

OFFICIAL SEAL Bonnie A Lam

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

NOTARY PUBLIC - OREGON

COMMISSION NO. 1034989 MY COMMISSION EXPIRES MARCH 15, 2027