

Returned at Counter Parks & Rec Hall, PC

**GRANTOR:**

Mary E. Stuart  
Knightwood Drive  
Klamath Falls, OR 97603

2025-001166

Klamath County, Oregon



00338749202500011660020026

02/20/2025 11:23:52 AM

Fee: \$87.00

**GRANTEE:**

Mary Elizabeth Stuart, Trustee  
The Stuart Family Trust  
5442 Knightwood Drive  
Klamath Falls, OR 97603

**UNTIL A CHANGE IS REQUESTED,  
SEND ALL TAX STATEMENTS TO:**

Mary Elizabeth Stuart, Trustee  
5442 Knightwood Drive  
Klamath Falls, OR 97603

**AFTER RECORDING RETURN TO:**

Mary Elizabeth Stuart, Trustee  
5442 Knightwood Drive  
Klamath Falls, OR 97603

M05-65501

**SPECIAL WARRANTY DEED  
TO REVOCABLE LIVING TRUST**

**KNOW ALL PERSONS BY THESE PRESENTS,** that **Mary E. Stuart,** hereinafter called Grantor, does hereby convey and warrant unto **Mary Elizabeth Stuart, Trustee, of The Stuart Family Trust, under agreement dated April 18<sup>th</sup>, 2021,** hereinafter called Grantee, all my interest in the following described real property situated in Klamath County, Oregon, more commonly known as 3428 Chelsea Street, Klamath Falls, free of encumbrances created or suffered by the grantor, except as specifically set forth herein:

**Lots 3 and 10, Block 21, CHELSEA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Account No: 3809-019AD-04700-000**

The true and actual consideration paid for this transfer, stated in terms of dollars, is NONE. However, the actual consideration consists of a transfer made for estate planning purposes.

The liability and obligations of the Grantor 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 would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS,**

IF ANY, UNDEER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: 4-18-2021, 2021.

Mary E. Stuart  
Mary E. Stuart, Grantor

STATE OF OREGON       )  
                                      ) ss.  
County of Klamath    )

This instrument was acknowledged before me on this 18<sup>th</sup> day of April, 2021, by Mary E. Stuart, grantor herein.

Deborah Torrie  
Notary Public - State of Oregon

