

Returned at Counter Parks & Rec, Klamath Falls, OR

GRANTOR:

Mary E. Stuart
Knightwood Drive
Klamath Falls, OR 97603

2025-001168

Klamath County, Oregon



00338751202500011680020027

02/20/2025 11:24:07 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

**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 18th, 2021**, hereinafter called Grantee, all my interest in the following described real property situated in Klamath County, Oregon, more commonly known as 4434 Bryant Avenue, Klamath Falls, free of encumbrances created or suffered by the grantor, except as specifically set forth herein:

The Westerly 81 feet of Lot 14, Block 5, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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: April 18th, 2021.

Mary E. Stuart
Mary E. Stuart, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

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

Deborah Torrie
Notary Public - State of Oregon

