AFTER RECORDING, RETURN TO: William J. DiBrito, Trustees c/o Lam Law Office PC 111 N. 7th St Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:
William J. DiBrito
2046 Huron St.

Klamath Falls, OR 97601

2025-001370 Klamath County, Oregon

00339002202500012700010017

02/26/2025 01:12:50 PM

Fee: \$82.00

## WARRANTY DEED

William J. DiBrito, "Grantors," hereby conveys, grants, sells and warrants, to William J. DiBrito, trustee of the WILLIAM J. DIBRITO REVOCABLE LIVING TRUST, UAD February 26 2025, 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:

Lots 7 and 8 in Block 45 of HILLSIDE 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.

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.

WILLIAM J. DIBRITO

STATE OF OREGON	)
	) ss
County of KLAMATH	Ì

The foregoing instrument was acknowledged before me Bonne A Lan (Name of Notary) this 26 day of Lebrucen 2025 by William J. DiBrito.

OFFICIAL SEAL
Bonnie A Lam
NOTARY PUBLIC - OREGON
COMMISSION NO. 1034989
MY COMMISSION EXPIRES MARCH 15, 2027

Notary Public for Oregon
My Commission Expires: 3/15/202