

Returned at Counter

Recording Requested by:
Bonnie A. Lam
Attorney for Grantor
111 N. Seventh Street
Klamath Falls, OR 97601

2025-003421
Klamath County, Oregon



05/07/2025 02:08:00 PM

Fee: \$82.00

AFTER RECORDING, RETURN TO:
Kimberly Jean Matlock
2785 Patterson Street
Klamath Falls, OR 97603

Until requested otherwise, send all
tax statements to:
Kimberly Jean Matlock
2785 Patterson Street
Klamath Falls, OR 97603

WARRANTY DEED

Kimberly Jean Matlock, Successor Trustee of the *Billy J. Montgomery Revocable Living Family Trust* under agreement dated November 25, 2008, "Grantor," hereby conveys, grants, sells and warrants, to ^{Kimberly} ~~Kimberly Jean~~ Matlock, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

Lot 2 in Block 2, EXCEPT the Southerly 5 feet of Lot 2 of FIRST ADDITION TO EASTMOUNT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly referred to: 2785 Patterson Street, Klamath Falls, OR 97603.

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.

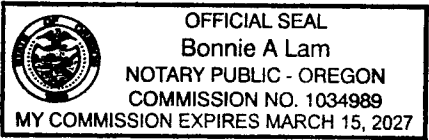
Dated this 5 day of May 2025.

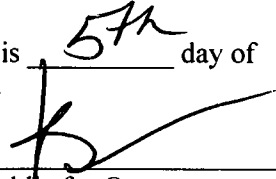

KIMBERLY JEAN MATLOCK

Successor Trustee of the Billy J. Montgomery Trust UAD 11/25/2008

STATE OF OREGON)
) ss.
County of KLAMATH)

The foregoing instrument was acknowledged before me this 5th day of May 2025 by Kimberly Jean Matlock.




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