

Returned at Counter
Lam Law

2026-002001

Klamath County, Oregon

AFTER RECORDING, RETURN TO:
Matthew and Tiffany Anspach, Trustee
c/o Lam Law Office PC
111 N. 7th St.
Klamath Falls, OR 97601



03/05/2026 11:53:54 AM

Fee: \$87.00

Until requested otherwise, send all
tax statements to:
Matthew S. Anspach & Tiffany A. Anspach, Trustees
4964 Gatewood Dr.
Klamath Falls, OR 97603

WARRANTY DEED

Matthew S. Anspach, "Grantors," hereby conveys, grants, sells and warrants, to
Matthew S. Anspach and Tiffany A. Anspach, trustee(s) of the **MATTHEW AND
TIFFANY ANSPACH JOINT REVOCABLE LIVING TRUST, UAD**
March 2 2026, 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:

**Lot 2 in Block 4, Tract 1035, GATEWOOD, according to the official plat thereof on
file in the office of the County Clerk, 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.

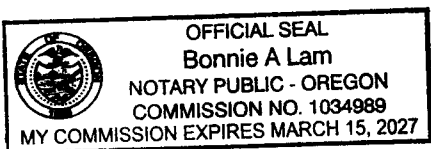
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE
TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND
195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9
AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS
2010. 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.

[Redacted Signature]

MATTHEW S. ANSPACH

STATE OF OREGON)
) ss.
County of KLAMATH)

The foregoing instrument was acknowledged before me Bonnie A. Lam
(Name of Notary) this 2 day of March 2026 by **Matthew S.
Anspach**.



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