

NOT 85575

2009-009205

Klamath County, Oregon

<b>After recording return to:</b> Alex Schaffner and Patricia Ann Schaffner, Trustees of The Schaffner Living Trust Dated March 3, 1993 Attn: Alex Schaffner Patricia Ann Schaffner 12136 Larchwood Drive La Pine, OR 97739
<b>Until a change is requested, all tax statements shall be sent to the following address:</b>  Same as Above



00068955200900092050010019

07/06/2009 03:26:04 PM

Fee: \$21.00

Order Number: 25716

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

**Jim R. Thomason, Grantor** conveys and warrants to  
**Alex Schaffner and Patricia Ann Schaffner, Trustees of The Schaffner Living Trust  
Dated March 3, 1993, , Grantees** the following described real property free of  
encumbrances except as specifically set forth herein:

**Lot 120 in Block 1 of TRACT 1060- SUN FOREST ESTATES, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Account No(s): 141304

Map/Tax Lot No(s): 2310036DO-05200

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the  
date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$55,000.00**. (Here comply with requirements  
of ORS 93.030.)

**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 OF CHAPTER 424, OREGON LAWS  
2007. 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.**

Executed this 1 day of <sup>July</sup>~~June~~, 2009

Jim R. Thomason  
Jim R. Thomason

State of **Oregon**, County of **Deschutes** ) ss.

This instrument was acknowledged before me on this 1 day of <sup>July</sup>~~June~~, 2009 by **Jim R.  
Thomason**

Shelli Cowlbeck  
Notary Public for Oregon



2/1/09