

2012-000543

Klamath County, Oregon



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01/23/2012 09:04:25 AM

Fee: \$42.00

After recording return to:  
Leighton Law Firm, PLLC  
12117 Bee Caves Road, Suite 3-240  
Austin, Texas 78738

SEND TAX STATEMENTS TO:  
Jim Schelhaas  
771 Old Antioch Road  
Smithville, Texas 78957

### WARRANTY DEED

**Date:** December 31, 2011

**Grantor:** James Schelhaas and wife, Helen Schelhaas

**Grantor's Mailing Address (including county):** 585 Old Antioch Road  
Smithville  
Bastrop County, Texas 78957

**Grantee:** Schelhaas Properties, LLC, a Texas limited liability company

**Grantee's Mailing Address (including county):** 585 Old Antioch Road  
Smithville  
Bastrop County, Texas 78957

**Consideration:** Ten and No/100 Dollars (\$10.00) and other valuable consideration

**Property (including any improvements):**

Real property situated in Klamath County, Oregon, described as follows:

Township 27 South, Range 9 East of the Willamette Meridian  
Section 2: NE1/4, N1/2NW1/4, SE1/4NW1/4, NE1/4SE1/4

Township 27 South, Range 10 East of the Willamette Meridian  
Section 2: S1/2NE1/4, W1/2NW1/4, N1/2S1/2

**Reservations from and Exceptions to Conveyance and Warranty:**

This conveyance is made subject to all easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any County Water Improvement Districts or other applicable governmental districts, agencies, authorities.

Grantors, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grant, sell and convey to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors or assigns forever. Grantors bind Grantors and Grantors' heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

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 DEPARTMENTS TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS OR LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Grantor:

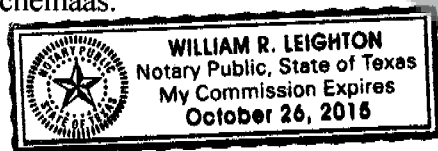
James A Schelhaas  
James Schelhaas

Helen Schelhaas  
Helen Schelhaas

#### ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF TRAVIS

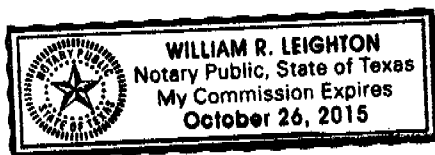
This instrument was acknowledged before me on the 31 day of December, 2011, by James Schelhaas.



William R. Leighton  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 31 day of December, 2011, by Helen Schelhaas.



William R. Leighton  
NOTARY PUBLIC, STATE OF TEXAS