

2012-002155

Klamath County, Oregon



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02/29/2012 08:42:40 AM

Fee: \$47.00

**UNLESS A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:**

Hazel J. Schott, Trustee of Trust A  
Created Under the Schott Family Trust Agreement  
Dated September 9, 1993  
P.O. Box 633  
Douglas City, CA 96024

**AFTER RECORDING, RETURN TO:**

Matthew A. Rowan  
Foster Denman, LLP  
Post Office Box 1667  
Medford, OR 97501

**PARTIES:**

Grantor:  
Hazel J. Schott  
P.O. Box 633  
Douglas City, CA 96024

Grantee:  
Hazel J. Schott, Trustee of Trust A  
Created Under the Schott Family Trust Agreement  
Dated September 9, 1993  
P.O. Box 633  
Douglas City, CA 96024

**WARRANTY DEED**

HAZEL J. SCHOTT, Grantor, conveys and warrants to HAZEL J. SCHOTT, TRUSTEE OF TRUST A CREATED UNDER THE SCHOTT FAMILY TRUST AGREEMENT, DATED SEPTEMBER 9, 1993, Grantee, the real property located in Klamath County, Oregon, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

Subject to: All easements, covenants, conditions, and restrictions of record with the County of Klamath.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

The true consideration for this conveyance is other value given.

**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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

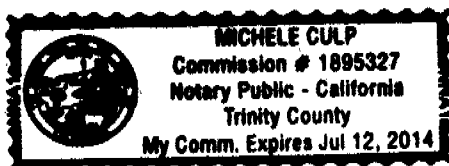
DATED this 27 day of Dec, 2011

Hazel J. Schott  
HAZEL J. SCHOTT

STATE OF CALIFORNIA     )  
  ) ss.  
County of Trinity     )

On December 27, 2011, before me, Michele Culp, Notary Public  
(insert name and title of the officer) personally appeared HAZEL J. SCHOTT, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Michele Culp  
Notary Public for California



**EXHIBIT "A"**

Lot 20 in Block 5, Tract 1093 – Pinecrest, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.