

1st 1924194 Dms



After recording return to:
Mark T. Fay and Christine Fay
1674 Cove Point Road
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:

Mark T. Fay and Christine Fay
1674 Cove Point Road
Klamath Falls, OR 97601

File No.: 7021-1924194 (DM)
Date: July 16, 2012

THIS SPACE RESERVED FOR RECORD

2012-011116

Klamath County, Oregon

10/05/2012 03:29:33 PM

Fee: \$82.00

STATUTORY WARRANTY DEED

Roberta R. Schildmeyer, Trustee of the Roberta R. Schildmeyer Trust, dated January 18, 2007, Grantor, conveys and warrants to Mark T. Fay and Christine L. Fay as Tenants by the Entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

That portion of the SW1/4 SW1/4 of Section 1, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron pin which lies West along the Section line a distance of 1,398.6 feet and North 4° 00' West a distance of 56.5 feet and North 58° 43' East a distance of 43.15 feet and North 18° 30' East a distance of 151.4 feet and North 7° 30' East a distance of 171.9 feet and North 1° 00' East a distance of 139.4 feet from the quarter section corner common to Sections 1 and 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 50° 20' West a distance of 95.15 feet to an iron pin; thence North 48° 40' East a distance of 229.75 feet to an iron pin; thence South 50° 40' East a distance of 197.35 feet to an iron pin; thence South 17° 10' West a distance 224.2 feet to an iron pin; thence North 55° 40' West a distance of 224.9 feet, more or less, to the point of beginning, said tract being in Government Lot 3, Section 1, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land, more particularly described as follows:

Beginning at an iron pin which lies West along the Section line a distance of 1,398.6 feet and North 4° 00' West a distance of 56.5 feet and North 58° 43' East a distance of 43.15 feet and North 18° 30' East a distance of 151.4 feet and North 7° 30' East a distance of 171.9 feet and North 1° 00' East a distance of 139.4 feet and North 50° 20' West a distance of 60.15 feet from the quarter section corner common to Section 1 and 12, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon; thence North 50° 20' West a distance of 35 feet to an iron pin; thence North 48° 40' East a distance of 229.75 feet to an iron pin; thence South 50° 40' East a distance of 10 feet; thence South Westerly in a straight line to the point of beginning; in Government Lot 3, Section 1, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

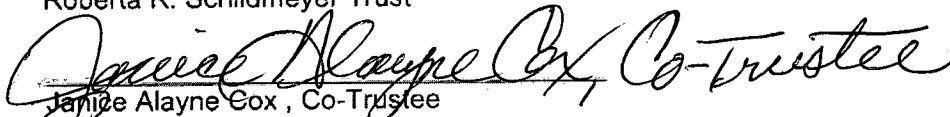
1. The **2012-2013** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$475,000.00**. (Here comply with requirements of ORS 93.030)

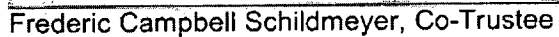
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

Dated this 4 day of October, 2012.

Roberta R. Schildmeyer, Trustee of the
Roberta R. Schildmeyer Trust


Janice Alayne Cox, Co-Trustee


Mariann Elizabeth Eitzman, Co-Trustee


Frederic Campbell Schildmeyer, Co-Trustee

APN: R420869

Statutory Warranty Deed
- continued

File No.: 7021-1924194 (DM)

STATE OF Oregon)
County of Jackson) ss.

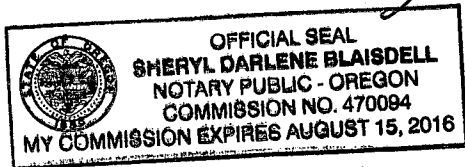
This instrument was acknowledged before me on this 4 day of October, 2012,
by as of Roberta R. Schildmeyer, Trustee of the Roberta R. Schildmeyer Trust, on behalf of the .

Janice Hayne Cox

Notary Public for Oregon

My commission expires:

8/15/14



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.

Dated this 4 day of October, 2012.

Roberta R. Schildmeyer, Trustee of the
Roberta R. Schildmeyer Trust

Janice Alayne Cox, Co-Trustee

Mariann Elizabeth Eitzman, Co-Trustee

Mariann Elizabeth Eitzman, Co-Trustee

Frederic Campbell Schildmeyer, Co-Trustee

APN: R420869

Statutory Warranty Deed
- continued

File No.: 7021-1924194 (DM)

STATE OF CA)
County of PLACER)ss.

This instrument was acknowledged before me on this _____ day of _____, 20____
by as of Roberta R. Schildmeyer, Trustee of the Roberta R. Schildmeyer Trust, on behalf of the .

PLEASE SEE ATTACHED CALIFORNIA

Notary Public for CALIFORNIA ACKNOWLEDGMENT
My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

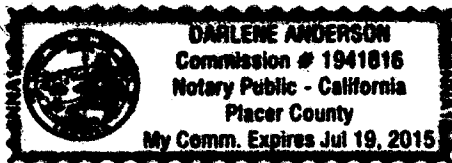
State of California

County of PLACER

On 10/04/2012 before me, DARLENE ANDERSON, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared MARIANN ELIZABETH EITZMAN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature: [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: STATUTORY WARRANTY DEED

Document Date: 10/04/2012 Number of Pages: 4

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

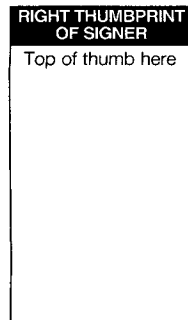
Signer's Name: MARIANN ELIZABETH EITZMAN Signer's Name: _____

- | | |
|--|--|
| <input type="checkbox"/> Corporate Officer — Title(s): _____ | <input type="checkbox"/> Corporate Officer — Title(s): _____ |
| <input type="checkbox"/> Individual | <input type="checkbox"/> Individual |
| <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Attorney in Fact | <input type="checkbox"/> Attorney in Fact |
| <input checked="" type="checkbox"/> Trustee | <input type="checkbox"/> Trustee |
| <input type="checkbox"/> Guardian or Conservator | <input type="checkbox"/> Guardian or Conservator |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

Signer Is Representing: SELF



Signer Is Representing: _____



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.

Dated this 03 day of October, 2012.

Roberta R. Schildmeyer, Trustee of the
Roberta R. Schildmeyer Trust

Janice Alayne Cox, Co-Trustee

Mariann Elizabeth Eitzman, Co-Trustee

Frederic Campbell Schildmeyer Co Trustee
Frederic Campbell Schildmeyer, Co-Trustee

APN: R420869

Statutory Warranty Deed
- continued

File No.: 7021-1924194 (DM)

STATE OF _____)
County of _____)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by as of Roberta R. Schildmeyer, Trustee of the Roberta R. Schildmeyer Trust, on behalf of the .

Notary Public for _____
My commission expires:

See Attached

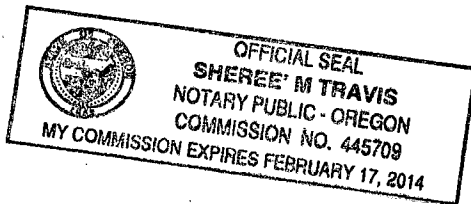
NOTARY ACKNOWLEDGEMENT
ATTACHED TO DOCUMENT

Date:

STATE OF Oregon)
)ss.
County of Clackamas)

This instrument was acknowledged before me on this 03 day of October, 2012
by Frederic Campbell Schildmeyer, Co Trustee of the Roberta
R. Schildmeyer Trust on behalf of the Trust
Sherree M Travis

Notary Public for Oregon



My commission expires: 2/17/14