

2012-012705

Klamath County, Oregon



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11/14/2012 03:40:43 PM

Fee: \$42.00

GRANTOR NAME AND ADDRESS

James Kurt Schmidt and Leah L. Schmidt  
701 Loma Linda Dr  
Klamath Falls, OR 97601

GRANTEE NAME AND ADDRESS

Kurt Schmidt and Leah Schmidt  
Trustees of the Kurt and Leah Schmidt  
2012 Revocable Trust  
701 Loma Linda Dr.  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO

Neal G. Buchanan  
Attorney at Law  
435 Oak Avenue  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

Grantee

WARRANTY DEED - STATUTORY FORM

J. KURT SCHMIDT and LEAH L. SCHMIDT, Husband and Wife,  
Grantors convey and warrant to KURT SCHMIDT and LEAH SCHMIDT,  
Trustees of the Kurt and Leah Schmidt 2012 Revocable Trust uad  
November 14, 2012 Grantees the real property situated in  
Klamath County, Oregon, and legally described as follows, to-  
wit:

All of Lot 48, and the following described portion of Lot 49 in Loma Linda Heights,  
according to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

Beginning at the most Westerly corner of said Lot 49; running thence South  $21^{\circ}14'$  East  
along the Westerly line of said Lot 49, a distance of 40 feet; thence Northeasterly  
parallel to the Northwesternly line of said Lot 49, a distance of 139.1 feet to the  
Northeasterly line of said Lot 49; thence North  $21^{\circ}14'$  West along said Northeasterly  
line a distance of 40 feet; thence Southwesterly along the Northwesternly line of said  
Lot 49 a distance of 139.1 feet to the point of beginning.

"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 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

Bargain and Sale Deed

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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 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

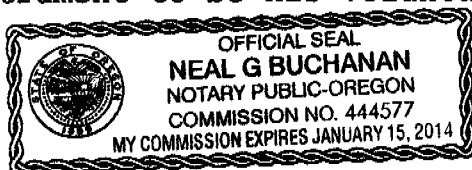
The true and actual consideration for this conveyance stated in terms of dollars is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration being for estate planning purposes.

DATED this 14 day of November, 2012.

J. Kurt Schmidt  
J. Kurt Schmidt  
Leah L. Schmidt  
Leah L. Schmidt

STATE OF OREGON, County of Klamath) ss:

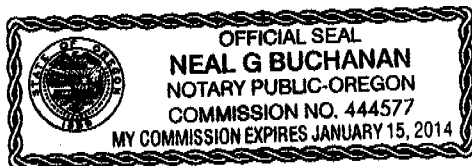
Personally Appeared J. KURT SCHMIDT before me on the 14 day of November, 2012, and acknowledged the foregoing instrument to be his voluntary act and deed.



Neal G. Buchanan  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-15-14

STATE OF OREGON, County of Klamath) ss:

Personally Appeared LEAH L. SCHMIDT before me on the 14 day of November, 2012, and acknowledged the foregoing instrument to be her voluntary act and deed.



Neal G. Buchanan  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-15-14