

2013-001696

Klamath County, Oregon

02/13/2013 03:42:53 PM

Fee: \$47.00

mtc 95024-ms

Address of Grantor: (Name, Address, Zip)

After recording return to Grantee: (Name, Address, Zip)

C/O NEI GLOBAL RELOCATION CO.

8701 WEST DODGE ROAD

OMAHA, NE 68114

Until requested otherwise, send all tax statements to:
(Name, Address, Zip)

C/O NEI GLOBAL RELOCATION CO.

8701 WEST DODGE ROAD

OMAHA, NE 68114

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED (Individual Grantor)

JOHN A. SCHAEFER, a single person, Grantor, conveys and warrants to N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 18 IN BLOCK 14 OF TRACT 1064, FIRST ADDITION TO GATEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

The property is free from encumbrances except (if none, so state): those of record

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.

47 Amt

The true and actual consideration paid for this transfer, stated in terms of dollars is, \$ 156,500⁰⁰

The Tax Account Number of the property is 3909-014CA-05700-000.

Dated this 17th day of January, 20 13.


JOHN A. SCHAEFER


STATE OF

County of

}
} SS.
}

~~The foregoing instrument was acknowledged before me on this _____ day of _____, 20____ by
JOHN A. SCHAEFER, A SINGLE PERSON .~~

See Attached


Notary Public in and for the State of
My commission expires:

Prepared under the direction of:
Don G. Carter
McEwen Gisvold LLP
1100 Southwest 6th Ave, Suite 1600
Portland, OR 97204

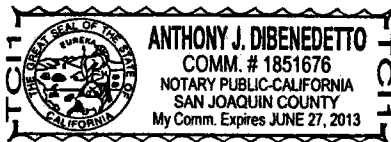
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Joaquin

On Sept. 29, 2012 before me, Anthony J. DiBenedetto, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared John A. Schaefer
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 Anthony J. DiBenedetto
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: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

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