



THIS SPACE RESERVED FOR RECORD

**2013-002891**  
Klamath County, Oregon  
03/18/2013 11:13:52 AM  
Fee: \$47.00

After recording return to:

W.M. John Welch

P.O. Box 3523

Ashland, OR 97520

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

W.M. John Welch

P.O. Box 3523

Ashland, OR 97520

Escrow No. MT96401-CT

Title No. 0096401

SWD r.020212

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### STATUTORY WARRANTY DEED

**William J. Schuster and Diane M. Schuster, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**W.M. John Welch,**

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 27 in Block 1 of Tract 1077, LAKEWOODS SUB. UNIT NO. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$50,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

47 AMT

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.

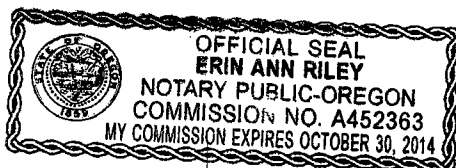
Dated this 11 day of February, 2013.

  
William J. Schuster

  
Diane M. Schuster

State of Oregon  
County of

This instrument was acknowledged before me on February 11, 2013 by William J. Schuster and ~~Diane M. Schuster.~~



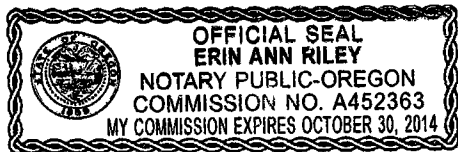
  
(Notary Public for Oregon)

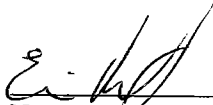
My commission expires 10-30-2014

State of Oregon  
County of Jackson

On this 13 day of February, 2013, personally appeared before me the above named Diane M. Schuster, and acknowledged the foregoing instrument to be her voluntary act and deed.

WITNESS My hand and official seal.



  
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Notary Public for Oregon  
My Commission expires: 10-30-2014