



THIS SPACE RESERVED FOR RECORDER'S USE

2014-004411
Klamath County, Oregon
05/01/2014 12:11:59 PM
Fee: \$47.00

After recording return to:

Philip Schaaphok

PO Box 859

Hollister, CA 95024

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

Philip Schaaphok

PO Box 859

Hollister, CA 95024

Escrow No. MT100333SH

Title No. 0100333

SWD r.020212

STATUTORY WARRANTY DEED

Wayne Bercot, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Philip Schaaphok and Susan Carroll-Schaaphok, as tenants by the entirety,

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:

All that portion of Lot 7 lying Easterly of the Enterprise Main Canal in Block 2 of HOMELAND TRACTS.
According to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$203,000.00**.

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:

\$47.00

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 24 day of April, 2014.

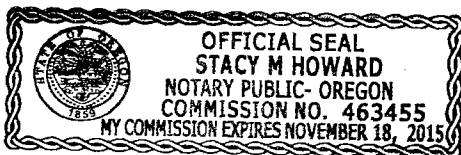
Wayne Bercot, LLC

BY: Wayne K Bercot
Wayne Bercot, Member

BY: Cynthia A. Bercot
Cynthia Bercot, Member

State of Oregon
County of Klamath

This instrument was acknowledged before me on April 24, 2014 by Wayne Bercot and Cynthia Bercott, as Members of Wayne Bercot, LLC.



Stacy M Howard
(Notary Public for Oregon)
My commission expires 11-18-15