

1st 2251368 AF



After recording return to:
Bruce Schwarz
3316 Hawthorne Rd
Eugene, OR 97402

Until a change is requested all tax
statements shall be sent to the
following address:
Bruce Schwarz
3316 Hawthorne Rd
Eugene, OR 97402

File No.: 7021-2251368 (ALF)
Date: May 08, 2014

2014-005240

Klamath County, Oregon

05/15/2014 02:18:55 PM

Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Floyd D Hansen and Rose M Hansen Trustees of The Floyd D Hansen and Rose M Hansen, Joint Living Trust, Dated January 15, 1999, dated January 15, 1999, Grantor, conveys and warrants to Bruce Schwarz, 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:

The East 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 and also that portion of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 lying North of the United States Forest Service Road No. 283, in Section 16, Township 28 South, Range 8 East, of the Willamitte Meridian, Klamath County, Oregon.

Subject to:

1. 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 **\$14,500.00**. (Here comply with requirements of ORS 93.030)

1st 57-

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 14th day of MAY, 2014.

14th FH
RH

Floyd D Hansen and Rose M Hansen
Trustees of The Floyd D Hansen and Rose M
Hansen, Joint Living Trust, Dated January
15, 1999

Floyd D Hansen Trustee
Floyd D Hansen, Trustee

Rose M. Hansen Trustee
Rose M Hansen, Trustee

APN: R87248

Statutory Warranty Deed
- continued

File No.: 7021-2251368 (ALF)

STATE OF _____)
County of _____) ss.

*See attached
notary*

This instrument was acknowledged before me on this _____ day of _____, 20____
by Floyd D Hansen and Rose M Hansen as trustees of The Floyd D Hansen and Rose M Hansen, Joint
Living Trust, Dated January 15, 1999, on behalf of the .

Notary Public for _____
My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

On May 14, 2014 before me, Patricia McCann, Notary Public

personally appeared Floyd D. Hansen and

Rose M. Hansen

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.



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: 5-14-14 Number of Pages: 4

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer — Title(s): _____ ☐ Corporate Officer — Title(s): _____

☐ Individual ☐ Individual

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact ☐ Attorney in Fact

☐ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

RIGHT THUMBPRINT OF SIGNER
Top of thumb here