



THIS SPACE RESERVED FOR

2014-005397

Klamath County, Oregon

05/20/2014 11:24:53 AM

Fee: \$47.00

After recording return to:

Bryan Rogers

1208 W. Struck Avenue

Orange, CA 92867

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

Bryan Rogers

1208 W. Struck Avenue

Orange, CA 92867

Escrow No. SR153177T1

Title No. 0100853

SWD r.020212

STATUTORY WARRANTY DEED

Jeffrey S. Scholz and Diana K. Scholz, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Bryan Rogers,

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 10 in Block 3 of WAGON TRAIL ACREAGES NO. 1, THIRD ADDITION, according to the official plat thereof plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Property ID 128445

2309-001B0-01200-000

The true and actual consideration for this conveyance is **\$150,000.00**.

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:

Return to:

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 15 day of May, 2014

X Jeffrey S. Scholz
Jeffrey S. Scholz

X Diana K. Scholz
Diana K. Scholz

State of Oregon
County of Washington

This instrument was acknowledged before me on May 15th, 2014 by Jeffrey S. Scholz and Diana K. Scholz.

Matthew A. Bond
(Notary Public for Oregon)

My commission expires 09/28/2015

