



2014-007464

Klamath County, Oregon

07/16/2014 09:41:12 AM

Fee: \$47.00

After recording return to:

JACK M. SCHULTZ

7817 HIGHWAY 66

KLAMATH FALLS, OR 97601

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

JACK M. SCHULTZ

7817 HIGHWAY 66

KLAMATH FALLS, OR 97601

Escrow No. MT100256DS

Title No. 0100256

SWD r.020212

STATUTORY WARRANTY DEED**DARYL LARSEN and MARY LARSEN, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

JACK M. SCHULTZ and JILL Z. SCHULTZ, 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:

The following described real property in Klamath County, Oregon:

A tract of land situated in the NE1/4 of NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette
Meridian, described as follows:

Beginning at the intersection of a line running North and South and distant from the West line of said NE1/4 of NW1/4
of said Section 23 a distance of 750 feet Easterly and the North line of the Klamath Falls-Keno Road or Highway; thence
North and parallel with the said West line of said NE1/4 of NW1/4 of said Section 23, a distance of 330 feet; thence
Southwesterly and parallel with said highway 214 feet; thence Southeasterly to a point on the North line of said highway
Southwesterly 73 feet from the point of beginning; thence Northeasterly along said highway 73 feet to the point of
beginning.

The true and actual consideration for this conveyance is **\$125,000.00**.

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:

2014-2015 Real Property Taxes a lien not yet due and payable.

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 13 day of June, 2014.

X [Signature]
DARYL LARSEN

X [Signature]
MARY LARSEN

STATE OF CALIFORNIA

COUNTY OF Tuolumne ss.

On June 13, 2014 before me, Christine Johnson Notary Public personally appeared DARYL LARSEN and MARY LARSEN personally known to me (or 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 executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]

