

2014-011758

Klamath County, Oregon



00161334201400117580030035

11/12/2014 08:23:39 AM

Fee: \$52.00

STATUTORY WARRANTY DEED

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO:

Patrick A. and Nancy M. Schaecher
4095 76th Ave. NE
Salem, OR 97305

AFTER RECORDING, RETURN TO:

Con P. Lynch
PO Box 741
Salem, OR 97308-0741

PATRICK A. SCHAECHER and NANCY SCHAECHER (A.K.A. NANCY M. SCHAECHER), husband and wife, **Grantors**, conveys and warrants to PATRICK A. SCHAECHER and NANCY M. SCHAECHER, Trustees, or their successors in interest, of the PATRICK A. & NANCY M. SCHAECHER LIVING TRUST, dated August 7, 2014, and any amendments thereto, **Grantee**, all of their interest in the real property located in Klamath County, Oregon, and described as follows:

SEE ATTACHED EXHIBIT A

SUBJECT TO: All liens and encumbrances of record or apparent on the property by inspection.

The true and actual consideration for this conveyance consists of or includes other property or value given as provided which is the whole consideration.

The liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to Grantee at the time Grantor acquired such property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

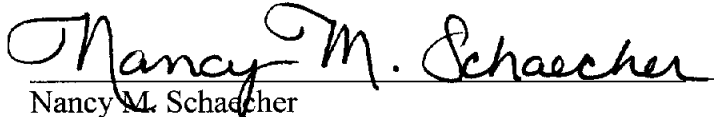
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2

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: August 7, 2014

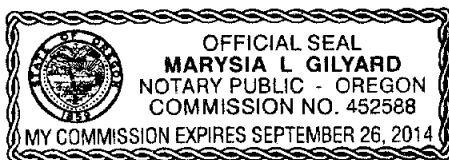

Patrick A. Schaecher

DATED: August 7, 2014


Nancy M. Schaecher

STATE OF OREGON)
) ss.
County of Marion)

On August 7, 2014, personally appeared the above-named PATRICK A. SCHAECHER and NANCY M. SCHAECHER, and acknowledged the foregoing instrument to be their voluntary act. Before me:



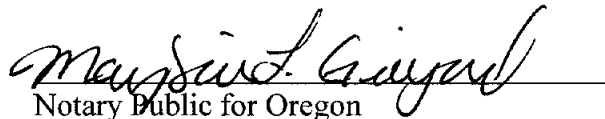

Notary Public for Oregon
My Commission Expires: 09-26-2014

EXHIBIT A

Gilchrist Property; Tax Account No. R881518; Map Lot No. R-2409-019DA-01400; 138229 Hillcrest St., Gilchrist, OR 97737:

Lot 75, Tract 1318 – GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.