

18 2358456-MT



After recording return to:  
Jerry D Schooler  
42331 Cheese Factory Rd  
Bonanza, OR 97623

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Jerry D Schooler  
42331 Cheese Factory Rd  
Bonanza, OR 97623

File No.: 7021-2358456 (MT)  
Date: December 21, 2014

THIS SPACE RESERVED FOR RECORD

2015-002156

Klamath County, Oregon

03/11/2015 02:40:01 PM

Fee: \$52.00

## STATUTORY WARRANTY DEED

**Thomas David Lee, Successor Trustee of the Bessie Bernice Fitzhugh Revocable Living Trust,**  
Grantor, conveys and warrants to **Jerry D Schooler**, Grantee, the following described real property free  
of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$380,000.00**. (Here comply with requirements of ORS 93.030)

F.  
57.00

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 9 day of March, 2015

Thomas David Lee, Successor Trustee of the  
Bessie Bernice Fitzhugh Revocable Living  
Trust

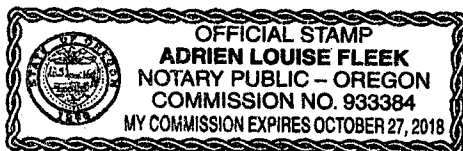
*Thomas D. Lee Trustee*

Thomas David Lee, Successor Trustee

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 9 day of March, 2015  
by as of Thomas David Lee, Successor Trustee of the Bessie Bernice Fitzhugh Revocable Living Trust, on  
behalf of the .

*Adrien Fleek*



Notary Public for Oregon  
My commission expires:

10-27-18

APN: R609274

Statutory Warranty Deed  
- continued

File No.: 7021-2358456 (MT)

### **EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**The West half of the Northwest Quarter and the West half of the Southwest Quarter of Section 34, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT that portion of the SW1/4 SW1/4 of Section 34 Township 39 South, Range 12, E.W.M., lying Southwesterly of the County Road.**