

RECORDING REQUESTED BY:

Ticor Title Company of Oregon  
1555 E. McAndrews, Suite 100  
Medford, OR 97504

GRANTOR:

Peter G. Thomas and Carol L. Thomas, as  
Trustees of the Peter G. and Carol L. Thomas  
Family Trust, dated October 5, 2010  
4400 Rocky Rd  
Reno, NV 89521

GRANTEE:

Paul N. Schultz  
2548 Meadow Creek Drive  
Medford, OR 97504

SEND TAX STATEMENTS TO:

Paul N. Schultz  
2548 Meadow Creek Drive  
Medford, OR 97504

AFTER RECORDING RETURN TO:

Paul N. Schultz  
2548 Meadow Creek Drive  
Medford, OR 97504

Escrow No: 470315039677-TTJA37

36S06E03AA TL 6000  
Klamath Falls, OR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Peter G. Thomas and Carol L. Thomas, as Trustees of the Peter G. and Carol L. Thomas Family Trust, dated October 5, 2010, Grantor, conveys and warrants to

Paul N. Schultz, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$6,500.00. (See ORS 93.030)

**Subject to and excepting:**

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

**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**

470315039677-TTJA37  
Deed (Warranty-Statutory)

 TICOR TITLE

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: 5-7-15

Peter G. Thomas and Carol L. Thomas, as  
Trustees of the Peter G. and Carol L. Thomas  
Family Trust, dated October 5, 2010

BY: Peter G. Thomas, Trustee  
Peter G. Thomas, Trustee

BY: Carol L. Thomas, Trustee  
Carol L. Thomas, Trustee

State of OREGON Washoe

COUNTY of Washoe

This instrument was acknowledged before me on May 7, 2015

by Peter G. Thomas & Carol L. Thomas

Sherria A. Macaluso

Sherria A. Macaluso Notary Public - State of Oregon Washoe

My commission expires: 07/30/2015



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the NE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of NE1/4 NE1/4 of said Section 3; thence West along the one-sixteenth line lying between the NE1/4 NE1/4 and the SE1/4 NE1/4 of said Section 3, a distance of 425 feet to the 3/4 inch iron pipe located on said one-sixteenth section line which marks the Northwest corner of the tract of land conveyed to John L. Gross and Rose D. Gross, husband and wife, by Deed recorded in Book M66, page 10168, Microfilm Records of Klamath County, Oregon; which said iron pipe marks the true point of beginning of this description; thence, continuing West along said one-sixteenth section line a distance of 75 feet; thence North 2°17' East a distance of 195 feet, more or less, to the center line of the County Road known as the West Side Highway or the Rocky Point Road; thence Southeasterly along the center line of said County Road to a point which is North 2°17' East from said 3/4 inch iron pipe which marks the Northwest corner of said Gross Tract; thence South 2°17' West a distance of 159 feet, more or less, to said 3/4 inch iron pipe which marks the Northwest corner of said Gross Tract and which marks the true point of beginning of this description.

EXCEPTING THEREFROM that portion thereof lying within the boundaries of Rocky Point Road, also known as Westside Road.