



2015-004714

Klamath County, Oregon

05/11/2015 11:47:54 AM

Fee: \$47.00

**RECORDING REQUESTED BY:**

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

**GRANTOR:**

Randall L. Hecker and Laurie K. Hecker  
995 Summer Lane  
Grants Pass, OR 97526

**GRANTEE:**

Paul N. Schultz and Lori A. Schultz, as tenants by  
the entirety  
2548 Meadow Creek Drive  
Medford, OR 97504

**SEND TAX STATEMENTS TO:**

Paul N. Schultz and Lori A. Schultz  
2548 Meadow Creek Dr  
Medford, OR 97504

**AFTER RECORDING RETURN TO:**

Paul N. Schultz and Lori A. Schultz  
2548 Meadow Creek Dr  
Medford, OR 97504

Escrow No: 470315039756-TTJA37

36S06E03AA TAX LOT 6100  
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Randall L. Hecker and Laurie K. Hecker, Grantor, conveys and warrants to

Paul N. Schultz and Lori A. Schultz, as tenants by the entirety, 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:

See Exhibit "A" attached hereto and made a part hereof

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$5,000.00. (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

470315039756-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: 5/2/15

Randall L. Hecker  
Randall L. Hecker  
Laurie K. Hecker  
Laurie K. Hecker

State of OREGON

COUNTY of JOSEPHINE

This instrument was acknowledged before me on MAY 7, 2015

by RANDALL L. HECKER AND  
LAURIE K. HECKER

J. Benedetti, Notary Public - State of Oregon  
My commission expires: 7-14-17



**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, which said point is also the Northeast corner of the SE1/4 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 350 feet, more or less, to an iron pin set on concrete which is a corner of the tract of land conveyed to C.T. Darley by deed recorded in Volume 342 at Page 209 of Klamath County, Oregon Deed Records, and which is also the Northeast corner of the tract of land conveyed to John L. Gross, et ux., by Deed recorded in Book M66, page 10168, Microfilm Records of Klamath County, Oregon; and which said point is the true point of beginning of this description; thence, continuing West along said one-sixteenth line a distance of 75 feet, more or less, to the Northwest corner of said Gross Tract; thence North 2°17' East a distance of 159 feet, more or less, to the center line of the County Road known as the West Side Highway or the Rocky Point Road; thence Easterly on the center line of said County Road to a point which is located North 2°17' East a distance of 148 feet, more or less, from the true point of beginning of this description; thence South 2°17' West a distance of 148 feet, more or less, to 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.