

18 2450404-MS



After recording return to:  
Brian L. Schumacher, II and Maren A.  
Schumacher  
1605 Kane St  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Brian L. Schumacher, II and Maren A.  
Schumacher  
1605 Kane St  
Klamath Falls, OR 97603

File No.: 7021-2450404 (MS)  
Date: June 10, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Brian E Nash and Kodi Jo Nash as tenants by the entirety**, Grantor, conveys and warrants to **Brian L. Schumacher, II and Maren A. Schumacher, husband and wife as tenants by the entirety**, 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.

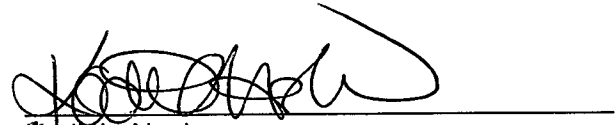
The true consideration for this conveyance is **\$195,500.00**. (Here comply with requirements of ORS 93.030)

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.

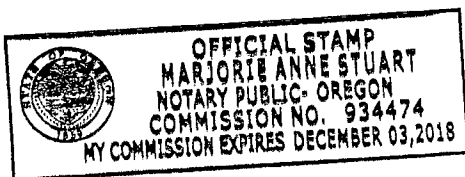
Dated this 23rd day of June, 2015.

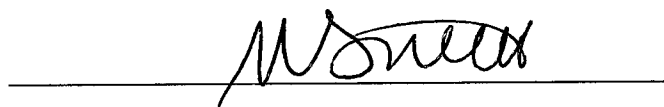
  
Brian E Nash

  
Kodi Jo Nash

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 23rd day of June, 2015  
by **Brian E Nash and Kodi Jo Nash**.



  
Notary Public for Oregon  
My commission expires: 12/31/18

**EXHIBIT A**

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

**That portion of Lot 40, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:**

**Beginning at a point 473.4 feet South of the Northwest corner of said Lot 40; thence South 83.4 feet; thence East 313 feet; thence North 83.4 feet; thence West 313 feet to the point of beginning, Klamath County, Oregon.**

**SAVING AND EXCEPTING therefrom that portion lying within the right of way of Kane Street as disclosed by instrument dated October 16, 1963, recorded December 2, 1963 in Deed Volume 349, page 474, Deed records of Klamath County, Oregon.**