

BLN

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRO

2015-007408

Klamath County, Oregon



00172509201500074080020021

07/08/2015 11:18:00 AM

Fee: \$47.00

KIP LADD SCHWANENBERG, TRUSTEE OF THE
DONALD A. SCHWANENBERG REVOCABLE LIVING
TRUST DATED APRIL 21, 1999
2935 East McAndrews Rd.
Medford, OR 97504

Grantor's Name and Address

KIP LADD SCHWANENBERG & YU CHIH LEE
2935 East McAndrews Rd.
Medford, OR 97504

Grantee's Name and Address

After recording, return to (Name and Address):

Until requested otherwise, send all tax statements to (Name and Address):

KIP LADD SCHWANENBERG & YU CHIH LEE
2935 East McAndrews Rd.
Medford, OR 97504

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED (TENANTS BY ENTIRETY) -- STATUTORY FORM

KIP LADD SCHWANENBERG as Successor Trustee of the DONALD A. SCHWANENBERG REVOCABLE** Grantor,
conveys and warrants to KIP LADD SCHWANENBERG & YU CHIH LEE, husband and wife,
as tenants by the entirety, Grantees, the following described real property free of encumbrances, except as specifically set forth here-
in, situated in Klamath County, Oregon:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE FULLY INCORPORATED HEREIN.

** LIVING TRUST dated April 21, 1999.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from all encumbrances except (if none, so state):

The true consideration for this conveyance is \$ Other value. (Here, comply with the requirements of ORS 93.030.)

DATED 7-8-2015

; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on July 8, 2015
by KIP LADD SCHWANENBERG *

This instrument was acknowledged before me on

by
as * as Successor Trustee of the DONALD A. SCHWANENBERG REVOCABLE LIVING
of TRUST dated April 21, 1999.

Rochelle Marie Long
Notary Public for Oregon
My commission expires October 30, 2015

EXHIBIT A

Lots 1 and 2 of Block 96 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Easements and rights of way of record apparent on the land; Reservations and restrictions contained in the dedication of Buena Vista Addition.

Klamath County Map Tax Lot # R-3809-029CC-03600-000

Excepting that portion deeded to John L. Palmer and Evelyn K. Palmer, husband and wife, on June 20, 1980, by warranty deed legally described as follows:

Beginning at the Northeasterly corner of said Lot, thence Southwesterly along the North line of said Lot 1, 67.78 feet to a point; thence leaving said North line South 29°12'30" East a distance of 124.44 feet more or less to a point on the Southerly line of said Lot 2; thence Northeasterly along the South line of said Lot 2 to the Southeast corner of said Lot 2; thence Northwesterly along the East line of said Lot 1 and 2 to the point of beginning.

Subject To: Easement, granted to the California Oregon Power Company, a California corporation, for construction and maintenance of a service pole, anchor guy, etc, across said Lot 2 by deed recorded July 12, 1941, in Deed Volume 139 page 37, records of Klamath County, Oregon.



1133/1155/1177/1199 CALIFORNIA AV.