

BLN

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2015-007410

Klamath County, Oregon



00172511201500074100020023

07/08/2015 11:18:35 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):

SPACE RESERVED
FOR
RECORDER'S USE

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

KIP LADD SCHWANENBERG & YU CHIH LEE

2935 East McAndrews Rd.

Medford, OR 97504

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
of LIVING TRUST dated April 21, 1999.

Kip Ladd Schwanenberg
KIP LADD SCHWANENBERG, as Successor
Trustee of the DONALD A. SCHWANENBERG
REVOCABLE LIVING TRUST dated
April 21, 1999.



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

NOTARY PUBLIC-OREGON
COMMISSION NO. 463169
MY COMMISSION EXPIRES OCTOBER 30, 2015

EXHIBIT A

Lot 4, Block 96, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Map Tax Lot # R-3809-029CC-04500-000

("Property")

The Property is free of encumbrances except encumbrances, covenants, conditions, restrictions, and easements of record, apparent on the land or specifically set forth herein, if any.



1121 CALIFORNIA AV.