

## 2016-000444

Klamath County, Oregon 01/15/2016 02:31:07 PM

Fee: \$47.00

## THIS SPACE RESERVED FOR RECORDER'S USE

After recordi	ng return to:	
Elvira Sche	chtel and Gregory A. Schechtel	
3815 Thick	et Ct.	
Klamath Fa	lls, OR 97601	
Until a chang	ge is requested all tax statements	
shall be sent	to the following address:	
Elvira Sche	chtel and Gregory A. Schechtel	
3815 Thick	et Ct.	
Klamath Fa	alls, OR 97601	
File No.	82175AM	

## STATUTORY WARRANTY DEED

Jodi M. Orlando, Trustee of the Jodi M. Orlando Revocable Trust, U/A/D 04-08-03,

Grantor(s), hereby convey and warrant to

Elvira Schechtel and Gregory A. Schechtel, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 19 in Tract 1309, CROWN RIDGE SUBDIVISION PHASE 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is FOR DUE CONSIDERATION.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, 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 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 15 day of Junius 15.

The Jqdi M. Orlando Revocable Trust, U/A/D 04-08-03

By: Juli Viando Inu

Jodi M. Orlando, Trustee

State of Oregon } ss County of Klamath}

On this \_\_\_\_\_ day of January, 2016, before me, Stacy Marie Howard a Notary Public in and for said state, personally appeared Jodi M. Orlando, Trustee of the Jodi M. Orlando Revocable Trust, U/A/D 04-08-03, known or identified to me to be the person(s) whose name(s)/is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Oregon

Residing at: Klamath Falls, Oregon

Commission Expires: /O-/ 1-/

OFFICIAL STAMP
STACY MARIE HOWARD
NOTARY PUBLIC- CREGON
COMMISSION NO. 944002
MY COMMISSION EXPIRES OCTOBER 19, 2019