



2016-001413
Klamath County, Oregon
02/12/2016 10:12:59 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Gary Robert Schriver and Heather LaVelle Schriver,
Trustees of the Gary Robert Schriver and Heather
LaVelle Schriver Living Trust dated August 31, 2015
19719 N Poe Valley Road
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Gary Robert Schriver and Heather LaVelle Schriver,
Trustees of the Gary Robert Schriver and Heather
LaVelle Schriver Living Trust dated August 31, 2015
19719 N Poe Valley Road
Klamath Falls, OR 97603
File No. 83644AM

STATUTORY WARRANTY DEED

Richard D. Lankford and Pamela Kay Lankford, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Gary Robert Schriver and Heather LaVelle Schriver, Trustees of the Gary Robert Schriver and Heather LaVelle Schriver Living Trust dated August 31, 2015,

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:

The following described real property as situated in the North 1/2 of Section 20, Township 39 South, Range 11-1/2 East of the Willamette Meridian, Klamath County, Oregon, also being described as Lot 5 of Parcel 1 and more particularly described as follows:

Beginning at the Northeast corner of said Section 20; thence South 00° 41' 55" East along the East line of said Section 20 a distance of 1840.14 feet; thence West 1267.69 feet to the true point of beginning of this description; thence continuing West 146.27 feet; thence North 60° 21' 40" West 45.68 feet; thence South 16° 58' 13" West 717.01 feet to the North right of way line of the County Road; thence Southeasterly along the North right of way line to a point that is South 770.29 feet from the point of beginning; thence North 770.29 feet to the point of beginning. ALSO described as Lot 5 of Parcel 1 of survey filed February 1, 1970 in Volume M70 Page 1342, records of Klamath County, Oregon

The true and actual consideration for this conveyance is **\$320,000.00**.

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 11 day of Nov FEB, 2016

Richard D. Lankford
Richard D. Lankford

Pamela Kay Lankford
Pamela Kay Lankford

State of Oregon } ss
County of Klamath }

On this 11th day of February, 2016, before me, Stacy Marie Howard a Notary Public in and for said state, personally appeared Richard D. Lankford and Pamela Kay Lankford, 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.

Stacy Marie Howard
Notary Public for the State of Oregon

Residing at: Klamath Falls, OR

Commission Expires: 10-19-19

