



Map and Tax Lot No. 2808-01700-00400-000
2808-01700-00500-000
2808-01700-00600-000

2016-008515
Klamath County, Oregon
08/11/2016 02:10:00 PM
Fee: \$47.00

STATUTORY WARRANTY DEED

PATRICK SCHAFFNER and TERESA SCHAFFNER, husband and wife, Grantor, conveys and warrants to **CAMBIUM PACIFIC, LLC**, an Oregon Limited Liability Company, Grantee, the real property described as follows, free of encumbrances except liens, covenants, conditions, restrictions, and easements of record.

Parcel 2 of LAND PARTITION 9-15, in the W1/2 of the SE1/4, Section 17,
Township 28 South, Range 8 East, Willamette Meridian, Klamath County Oregon,
as filed in the Klamath County Clerk's Office, 2015-8745.

The true and actual consideration for this conveyance is other than money, to wit: Financing considerations.

RECORDING INFORMATION

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS ARE TO BE
SENT TO THE FOLLOWING ADDRESS:

CAMBIUM PACIFIC, LLC
2111 PRAIRIE ROAD
EUGENE, OR 97402

AFTER RECORDING RETURN TO:

KELLY R. BECKLEY
BECKLEY & BONS, P.C.
P.O. BOX 11098
EUGENE, OR 97440-3298

STATUTORY WARRANTY DEED - Page 1

FacClient\Cambium Pacific, LLC\Bear Flat
Road Purchase\Statutory Warranty Deed -
Partition 2 (04 NOV 15).wpd

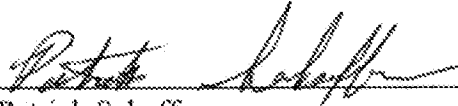
AMERITITLE has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

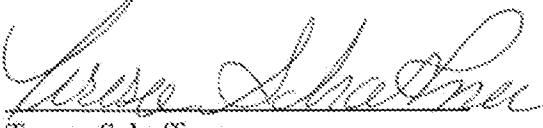
BECKLEY & BONS, P.C.
ATTORNEYS AT LAW

1257 HIGH STREET - P.O. BOX 11098 EUGENE, OR 97440-3298
541-683-0888 - FAX 541-683-0889
www.beckley-bons.com

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 AND 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.

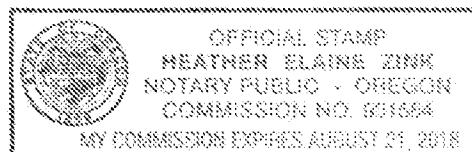
DATED this 8 day of August, 2016.

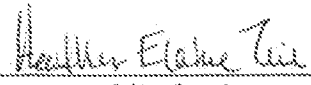

Patrick Schaffner


Teresa Schaffner

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared before me this 8 day of August, 2016, the above-named **PATRICK SCHAFFNER and TERESA SCHAFFNER**, Grantor.




Notary Public for Oregon
My Commission expires: 8-21-2018

STATUTORY WARRANTY DEED - Page 2

CLIENTS: Cambium Pacific, LLC/Bear Flat
Road Purchase/Statutory Warranty Deed -
Partion 2 (04 NOV 15).wpd

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