



2017-001067

Klamath County, Oregon

02/01/2017 01:20:00 PM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Jillian Mathis

16950 Dodds Hollow Road

Merrill, OR 97633

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

Jillian Mathis

16950 Dodds Hollow Road

Merrill, OR 97633

File No. 136259AM

STATUTORY WARRANTY DEED

Keith C. Schultz and Linda L. Schultz, as Trustees of the Keith C. Schultz and Linda L. Schultz Revocable Living Trust, dated 8 March, 2011,

Grantor(s), hereby convey and warrant to

Jillian Mathis ,

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 NE1/4 of the SE1/4 in Section 21, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING ANY PORTION LYING WITHIN Dodds Hollow Road,

ALSO KNOWN AS Parcel 2 of Map of Minor Partition 16-85 filed April 29, 1986 in the office of the County Clerk of Klamath County, Oregon, which is situated in the E1/2 E1/2 of Section 21, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$434,000.00.

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:

47711

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 30 day of January, 2017.

The Keith C. Schultz and Linda L. Schultz Revocable Living Trust, dated 8 March, 2011

By: Keith C. Schultz, Trustee
Keith C. Schultz, Trustee

By: Linda L. Schultz, Trustee
Linda L. Schultz, Trustee

State of Washington } ss.
County of Okanogan

On this 30 day of January, 2017, before me, C A Huseman a Notary Public in and for said state, personally appeared Keith C. Schultz and Linda L. Schultz, Trustees of the Keith C. Schultz and Linda L. Schultz Revocable Living Trust, 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.

C A Huseman
Notary Public for the State of Washington
Residing at: Arlynton 1100
Commission Expires: 2-20-19

Notary Public State of Washington C A Huseman Commission Expires 2/20/2019
