



THIS SPACE RESERVED FOR R

2017-010108

Klamath County, Oregon

09/06/2017 02:55:00 PM

Fee: \$47.00

After recording return to:

Ronald W. Schlottmann and Melanie J. Schlottmann

9221 St Andrews Circle

Klamath Falls, OR 97603

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

Ronald W. Schlottmann and Melanie J. Schlottmann

9221 St Andrews Circle

Klamath Falls, OR 97603

File No. 185577AM

STATUTORY WARRANTY DEED

Mark F. Bradbury, Trustee of the Lawrence F. Bradbury and Marie V. Bradbury Family Trust, dated October 18, 1990,

Grantor(s), hereby convey and warrant to

Ronald W. Schlottmann and Melanie J. Schlottmann, 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:

Unit A, Building 11, Stage IV Plat of Tract 1271 - Shield Crest Condominiums, Building No. 11, Lot 11 and Part of Lot 10, Block 4, of Tract 1257 - Resubdivision of a portion of the First Addition to Shield Crest, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with that interest in common area as disclosed by Declaration of Shield Crest Condominiums recorded April 23, 1991 and Supplemented by Supplemental Declaration, and recorded January 9, 1997 in Volume M97, page 600, Deed Records of Klamath County, Oregon.

Also together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, and in Easement recorded May 23, 199, in Volume M90, page 9828, Deed records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$260,000.00**.

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:

2017-2018 Real Property Taxes, a lien not yet due and payable.

47amt.

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 18th day of Sept., 2017

Lawrence F. Bradbury and Marie V. Bradbury Family Trust dated October 18, 1990

By: [Signature]
Mark F. Bradbury, Trustee

State of Oregon} ss.
County of Klamath}

On this 18th day of Sept., 2017, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Mark F. Bradbury, Trustee of the Lawrence F. Bradbury and Marie V. Bradbury Family Trust dated October 18, 1990 known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Lawrence F. Bradbury and Marie V. Bradbury Family Trust dated October 18, 1990, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon»
Residing at: Klamath Falls OR
Commission Expires: January 9, 2018

