



THIS SPACE RESERVED FOR

2017-010267
Klamath County, Oregon
09/12/2017 09:17:00 AM
Fee: \$47.00

After recording return to:

John F. Wetter Trustee of the John F. Wetter
Revocable Trust Dated 12-16-05 and Donna M. Wetter
as Trustee of the Donna M. Wetter Revocable Trust
Dated 12-16-05

1326 Ridgecrest Drive
Klamath Falls, OR 97601


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

John F. Wetter Trustee of the John F. Wetter
Revocable Trust Dated 12-16-05 and Donna M. Wetter
as Trustee of the Donna M. Wetter Revocable Trust
Dated 12-16-05

1326 Ridgecrest Drive
Klamath Falls, OR 97601

File No. 185038AM

STATUTORY WARRANTY DEED

Don Scheffler and Kimberly Scheffler as Trustees of the Don and Kimberly Scheffler Family Trust UTD
March 20 2017, KS 

Grantor(s), hereby convey and warrant to

**John F. Wetter Trustee of the John F. Wetter Revocable Trust Dated 12-16-05 and Donna M. Wetter as
Trustee of the Donna M. Wetter Revocable Trust Dated 12-16-05,**

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 8 of 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 \$1.00 plus other 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:

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

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 11th day of September 2017

The Don and Kimberly Scheffler Family Trust

By: Donald Scheffler
Don Scheffler, Trustee

By: Kimberly Scheffler
Kimberly Scheffler, Trustee

State of Oregon} ss.
County of Klamath}

On this 11 day of September, 2017, before me, a Notary Public in and for said state, personally appeared Donald Scheffler and Kimberly Scheffler known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Don and Kimberly Scheffler Family Trust UTD March 20, 2017, 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.

Lisa Legget Weatherby
Notary Public for the State of Oregon

Residing at:

Commission Expires: 10/19/19

