

2018-005680

Klamath County, Oregon



00221982201800056800010018

After Recording Return to:

Suzanne Schrader
2586 NW 19th Street
Redmond, OR 97756

05/08/2018 10:06:30 AM

Fee: \$42.00

All tax statements shall be sent to:

SAME AS ABOVE

Warranty Deed - Statutory Form

SUZANNE SCHRADER, as Grantor, hereby conveys and warrants to **SUZANNE SCHRADER**, as Trustor and Primary Trustee of the following-described real property pursuant to The Suzanne Schrader 2018 Testamentary Trust, free of encumbrances except as specifically set forth herein:

LEGAL DESCRIPTION: Real Property located in the County of Klamath, State of Oregon, described as follows:

Lot 15, in Block 14 OREGON SHORES SUBDIVISION, Tract 1053, in the County of Klamath, State of Oregon, as shown on the Map filed on October 3, 1973 in Volume 20, Pags 21 and 22 of MAPS in the office of the County Recorder of said county.

THIS PROPERTY IS FREE OF ENCUMBRANCES, EXCEPT:

All those items of record, as of the date of this Deed, including easements, covenants, conditions and restrictions of record, if any; and including any real property taxes due but not yet payable.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is (ZERO)

Dated this 25th day of April, 2018.

GRANTOR:

Suzanne Schrader
SUZANNE SCHRADER

STATE OF OREGON, County of Deschutes } ss.

This instrument was acknowledged before me on April 25th, 2018, by Suzanne Schrader.

Kristina A Roofner
Exp. date July 18, 2020
Notary Public for the State of Oregon

