

2018-009051

Klamath County, Oregon

07/31/2018 10:30:00 AM

Fee: \$87.00



After Recording Return to:

Christopher Donald Schmitt and Diane Kay Schmitt
88584 Chukar Lane
Veneta, OR 97487

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE5041

242420 AM

STATUTORY WARRANTY DEED

Bruce D. Thrasher and Holly M. Thrasher, as tenants by the entirety

herein called grantor, convey(s) and warrant(s) to

Christopher Donald Schmitt and Diane Kay Schmitt, as tenants by the entirety

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described
as:

**The N1/2 E1/2 SE1/4 NE1/4 Section 12, Township 23 South, Range 9 East of the Willamette
Meridian, Klamath County, Oregon.**

(Map Tax Lot R2309-012A0-01200-000, Account #R129658)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and
apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property
taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully
claim the same, except as shown above.

The true and actual consideration for this transfer is **\$230,000.00.**

Return To:
Deschutes County
Title Company

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: ^{July} ~~September~~ 25, 2018

Bruce D. Thrasher
Bruce D. Thrasher

Holly M. Thrasher
Holly M. Thrasher

STATE OF OREGON, County of Deschutes) ss.

On ^{July} ~~September~~ 25, 2018, personally appeared the above named **Bruce D. Thrasher and Holly M. Thrasher** and acknowledged the foregoing instrument to be Their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My commission expires: 9/24/2021

Official Seal

