

AA
Amertitle
MTC 248215AM



After recording return to:
Daniel Schmidkofer and Lacy
Schmidkofer
144432 Birchwood Dr
La Pine, OR 97739

Until a change is requested all tax
statements shall be sent to the
following address:
Daniel Schmidkofer and Lacy
Schmidkofer
144432 Birchwood Dr
La Pine, OR 97739

File No.: 7032-3091762 (RC)
Date: July 09, 2018

THIS SPACE RESERVED FOR RECORDER'S USE

2018-010169

Klamath County, Oregon

08/23/2018 02:42:01 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Bruce A. Clem and Patricia G. Clem as tenants by the entirety, Grantor, conveys and warrants to **Daniel Schmidkofer and Lacy Schmidkofer as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Parcel 1:

The W 1/2 of Lot 1, Block 2, Antelope Meadows, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

The E 1/2 of Lot 1, Block 2, Antelope Meadows, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to:

1. The **2018/2019** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$74,000.00**. (Here comply with requirements of ORS 93.030)

87-447

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 20th day of August, 2018.

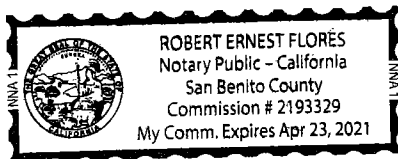
Bruce A. Clem
Bruce A. Clem

Patricia G. Clem
Patricia G. Clem

STATE OF CALIFORNIA)

County of San Benito) ss.

This instrument was acknowledged before me on this 20th day of AUG, 2018
by **Bruce A. Clem and Patricia G. Clem.**



Notary Public for
My commission expires:

4/23/21