

2018-010509

Klamath County, Oregon

08/30/2018 09:12:01 AM

Fee: \$92.00



After Recording Return to:

**David McMaster and Regina L. McMaster, Trustees
of the D & R McMaster Trust dated October 4, 2017
650 W. Camel Box 3004
Quartsite, AZ 85359**

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

File No. DE5412

254578 AM

STATUTORY WARRANTY DEED

Dustin Schroeder and Amy Schroeder, as tenants by the entirety

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

David McMaster and Regina L. McMaster, Trustees of the D & R McMaster Trust dated October 4, 2017,

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

SEE ATTACHED EXHIBIT "A"

(Map & Tax #R-2310-019B0-00500-000, Account #R137177, Map & Tax #R-2310-019B0-00600-000, Account #R846311)

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 **\$99,000.00.**

**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: 8/24/18


Dustin Schroeder


Amy Schroeder

STATE OF OREGON, County of Deschutes) ss.

On 8/24/18, personally appeared the above named **Dustin Schroeder and Amy Schroeder** and acknowledged the foregoing instrument to be Their voluntary act and deed.

Before me: 

Notary Public for Oregon

My commission expires: 9/24/21

Official Seal

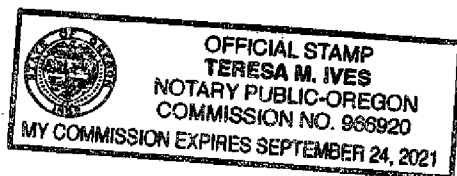


EXHIBIT "A"
LEGAL DESCRIPTION

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

A parcel of land lying in the Northeast quarter (NE1/4) of Section 24, Township 23 South, Range 9 East, and the Northwest quarter (NW1/4) of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of the following described property:

The tract of land which was conveyed by that certain deed to the State of Oregon by and through its State Highway Commission, recorded in Book 253 page 298 of Klamath County Records of Deeds. The said parcel being described as follows:

Beginning at a point on the East line of said Section 24, 330 feet South from the Northeast corner of said Section, said point also being on the South line of the NW1/4 of the NW1/4 of the NW1/4 of said Section 19; thence East 18 feet along said South line to the East line of said property; thence North along the East line of said property 113 feet, more or less, to a line which is parallel to and 100 feet Easterly of the relocated center line of the Dalles California Highway; thence South 30°48' West parallel to the said center line 132 feet, more or less, to the said South line; thence East 50 feet, more or less to the point of beginning.

ALSO beginning at a point in the East line of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, 200 feet South from the Northwest corner of said Section; thence South parallel to the East line of Section 24 a distance of 26 feet; thence East parallel to the North line of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, a distance of 17 feet; thence Southerly to the South line of the NW1/4 of the NW1/4 of the NW1/4 of said Section 19, to a point 18 feet East of the West line of said Section 19, a distance of approximately 104 feet; thence East parallel to the said South line of the NW1/4 of the NW1/4 of the NW1/4 of said Section 19, and the prolongation thereof a distance of 550 feet; thence North parallel to the West line of said Section 19, a distance of 130 feet; thence West parallel with the North line of said Section 19, a distance of approximately 530 feet to the place of beginning, all being located in a part of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.