

2018-013944

Klamath County, Oregon



00232038201800139440020026

11/16/2018 10:37:15 AM

Fee: \$87.00

**UNTIL A CHANGE IS REQUESTED,  
SEND ALL TAX STATEMENTS TO:**

Thomas R. Schiess and Susan M. Schiess  
10825 Kestrel Rd.  
Klamath Falls, OR 97601

**AFTER RECORDING RETURN TO:**

Law Office of Eden Rose Brown  
1011 Liberty Street SE  
Salem, OR 97302

**GRANTORS:**

Thomas R. Schiess and Susan M. Schiess  
10825 Kestrel Rd.  
Klamath Falls, OR 97601

**GRANTEE:**

Thomas R. Schiess and Susan M. Schiess, Trustees, or their successors in trust, under the Thomas and Susan Schiess Living Trust, dated October 26, 2018, and any amendments thereto.  
10825 Kestrel Rd.  
Klamath Falls, OR 97601

**CONSIDERATION:**

The true and actual consideration for this conveyance consists of or includes other property or value given as consideration for estate planning purposes.

**WARRANTY DEED**

**Thomas R. Schiess and Susan M. Schiess, husband and wife, "Grantors," convey and warrant to Thomas R. Schiess and Susan M. Schiess, Trustees, or their successors in trust, under the Thomas and Susan Schiess Living Trust, dated October 26, 2018, and any amendments thereto, "Grantee," the following described real property, in the County of Klamath, State of Oregon, commonly known as, 4453 Lombard Dr., Klamath Falls, Oregon, 97603, free of encumbrances, except as specifically set forth herein:**

Lot 14 in Block 9, FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**SUBJECT TO:** All liens, encumbrances, easements, covenants, conditions and restrictions if any, of record or otherwise discoverable in the public records of any governmental agency, including those shown on any recorded plat or survey and any easements, encroachments, or other conditions and restrictions apparent from a visual inspection of the property.

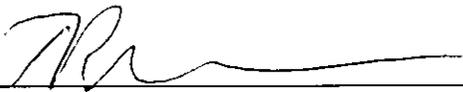
The liability and obligations of grantor to grantee and grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to grantor under any policy of title insurance issued to grantor at the time grantor acquired such property. The limitations contained herein expressly do not relieve grantor of any

liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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 26th day of October 2018.

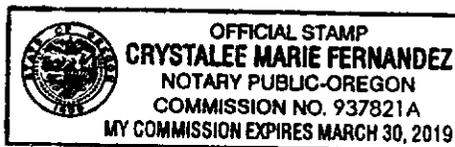
GRANTORS:

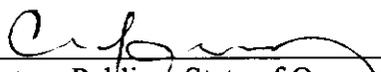
  
\_\_\_\_\_  
**Thomas R. Schiess**

  
\_\_\_\_\_  
**Susan M. Schiess**

State of OREGON  
County of Marion

This instrument was acknowledged before me on October 26, 2018 by **Thomas R. Schiess**.



  
\_\_\_\_\_  
Notary Public - State of Oregon

State of OREGON  
County of Marion

This instrument was acknowledged before me on October 26, 2018 by **Susan M. Schiess**.



  
\_\_\_\_\_  
Notary Public - State of Oregon