

2018-013951

Klamath County, Oregon



00232046201800139510020021

11/16/2018 11:05:44 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.

STATUTORY WARRANTY DEED

Thomas R. Schiess and Susan M. Schiess, as Tenants by Entirety, "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 **10825 Kestrel Rd., Klamath Falls, Oregon, 97601**, free
of encumbrances, except as specifically set forth herein:

LOT 02 of Running Y Resort, Phase 01 Plat, recorded in Klamath County, Oregon.

SUBJECT TO:

Non-delinquent real property taxes and assessments for the current fiscal year and all later years;
and to all covenants, conditions, restrictions, reservations, exceptions, limitations, uses, rights,
rights-of-way, easements and other matters of record on the date hereof, including, without
limitation, the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for
The Running Y Ranch Resort recorded 08/02/96, all of which are hereby incorporated by reference
into the body of this instrument as if the same were fully set forth herein.

All other 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 grantors 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 grantors under any policy of title insurance issued to grantors at the time grantors acquired such property. The limitations contained herein expressly do not relieve grantors 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:

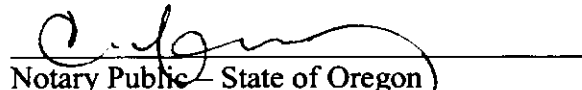

Thomas R. Schiess


Susan M. Schiess

State of OREGON
County of Marion

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

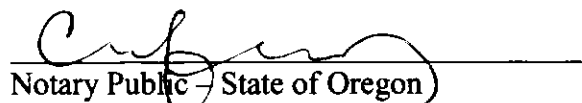



Notary Public - State of Oregon

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