



THIS SPACE RESERVED FOR

2019-003861
Klamath County, Oregon
04/10/2019 01:29:00 PM
Fee: \$87.00

After recording return to:

Kristi Arlene Cano and Jeremy Travis Nelson

5206 Timberhurst

San Antonio, TX 78250

Until a change is requested all tax statements shall be sent to the following address:

Kristi Arlene Cano and Jeremy Travis Nelson

5206 Timberhurst

San Antonio, TX 78250

File No. 289657AM

STATUTORY WARRANTY DEED

Frank Michael Schlottmann, Sr. and Catherine M. Schlottmann, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Kristi Arlene Cano and Jeremy Travis Nelson, as Tenants in Common, each as to an undivided 50% interest,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

The SW1/4 SW1/4 of Section 32, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3511-03200-01801-000

The true and actual consideration for this conveyance is \$15,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Return To: 

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 8 day of April, 2019

Frank Michael Schlottmann Sr.
Frank Michael Schlottmann Sr.

Catherine M Schlottmann
Catherine M Schlottmann

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California } ss
County of Santa Barbara }

On this 8 day of April, 2019, before me, Bjorn C Stringham, Notary Public a Notary Public in and for said state, personally appeared Frank Michael Schlottmann Sr. and Catherine M Schlottmann, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Bjorn C Stringham

Notary Public for the State of California
Residing at: Santa Barbara
Commission Expires: 7-06-2019

