



THIS SPACE RESERVED FOR

**2019-008682**

Klamath County, Oregon

08/01/2019 09:29:41 AM

Fee: \$87.00

After recording return to:

David Bell

2767 Ironwood Cir.

Erie, CO 80516

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

David Bell

2767 Ironwood Cir.

Erie, CO 80516

File No. 313920AM

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### STATUTORY WARRANTY DEED

**William J. Schuster and Diane M. Schuster,**  
**as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**David Bell,**

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:

**Lot 27 in Block 1 of Tract 1077, LAKEWOODS SUB. UNIT NO. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

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

**3805-005A0-03300**

The true and actual consideration for this conveyance is \$34,000.00.

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:

**2019-2020 Real Property Taxes, a lien not yet due and payable**

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 31<sup>st</sup> day of July, 2019.

William J. Schuster  
William J. Schuster

Diane M. Schuster  
Diane M. Schuster

State of Oregon } ss  
County of Jackson

On this 31<sup>st</sup> day of July, 2019, before me, Lois T Stoebe a Notary Public in and for said state, personally appeared William J. Schuster and Diane M. Schuster, 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.

Lois T Stoebe  
Notary Public for the State of Oregon  
Residing at: Jackson County  
Commission Expires: 1-10-2023

