

After recording return to:  
First American Title  
395 SW Bluff Drive, Suite 100  
Bend, OR 97702



After recording return to:  
Michael W. Childress and Cathy L.  
Childress  
PO Box 8  
Granby, CO 80446

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Michael W. Childress and Cathy L.  
Childress  
PO Box 8  
Granby, CO 80446

File No.: 7061-3288341 (SJN)  
Date: September 11, 2019

3:44:18 AM

2019-010751

Klamath County, Oregon

09/16/2019 01:48:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR REC

### STATUTORY WARRANTY DEED

**Robert Schumacher and Sunny Schumacher**, Grantor, conveys and warrants to **Michael W. Childress as to an undivided 10% and Cathy L. Childress as to an undivided 90% as tenants in common**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

**Lot 22, Block 3, Tract No. 1060, Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2019-2020** Taxes, a lien not yet payable.

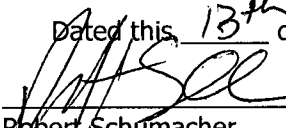
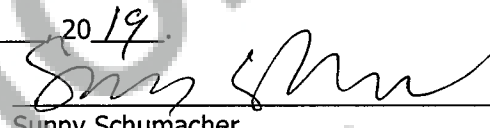
The true consideration for this conveyance is **\$182,850.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Warranty Deed  
- continued

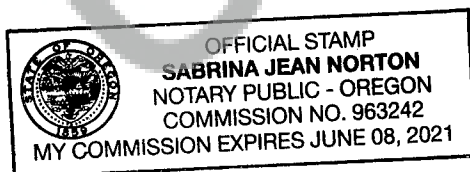
File No.: 7061-3288341 (SJN)

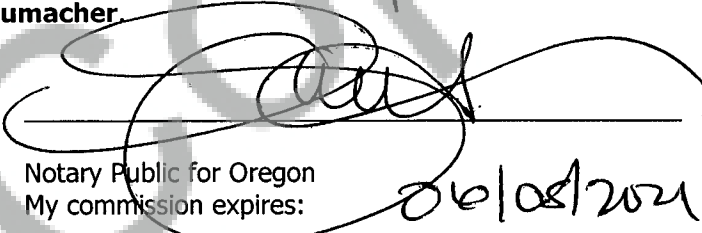
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 13<sup>th</sup> day of September, 2019.  
  
Robert Schumacher  
  
Sunny Schumacher

STATE OF Oregon )  
County of Deschutes ) ss.

This instrument was acknowledged before me on this 13<sup>th</sup> day of September, 2019  
by **Robert Schumacher and Sunny Schumacher**.



  
Notary Public for Oregon  
My commission expires: 06/08/2021