



THIS SPACE RESERVED FOR

2019-011350

Klamath County, Oregon

09/30/2019 11:21:01 AM

Fee: \$87.00

After recording return to:

John Hill and Kathy Hill

1380 Wild Plum Court

Klamath Falls, OR 97601

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

John Hill and Kathy Hill

1380 Wild Plum Court

Klamath Falls, OR 97601

File No. 308624AM

STATUTORY WARRANTY DEED

**Richard Allen Schuster, Jr. and Jennifer Shirlene Schuster,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

John Hill and Kathy Hill, as Tenants by the Entirety,

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:

Lots 6 and 7, Block 10 of TRACT 1173 being a subdivision of Lot 1, Block 10, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land being a portion of said Lot 7 being more particularly described as follows:

Beginning at the pin which marks the Northeast corner of Lot 2, Tract 1173; thence Westerly 16 feet more or less along the Northerly lot line of said Lot to a point which is 16 feet Southwesterly and parallel to lot line running between Lots 7 and 8 to the true point of beginning; thence Northwesterly 14 feet along a line which is 16 feet Southwesterly and parallel to lot line running between Lots 7 and 8 to a point; thence in a Southwesterly direction to the Northwest corner of aforesaid Lot 2; thence Easterly along the Northerly lot line of said Lot 2 to the true point of beginning.

The true and actual consideration for this conveyance is \$489,000.00.

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:

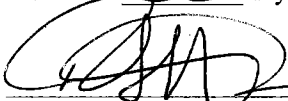
2019-2020 Real Property Taxes, a lien not yet due and payable

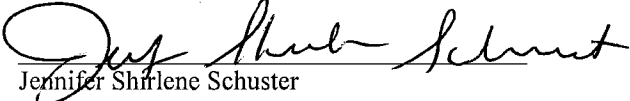
87

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

30 day of Aug., 2019

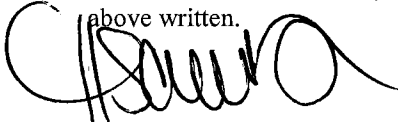

Richard Allen Schuster Jr.


Jennifer Shirlene Schuster

State of Oregon } ss
County of Klamath }

On this 30 day of August, 2019, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Richard Allen Schuster Jr. and Jennifer Shirlene 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.


Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

