

2019-013306

Klamath County, Oregon



00250193201900133060020020

11/14/2019 12:24:01 PM

Fee: \$87.00

After Recording, return to:

Dianne L. Haugeberg, Attorney
P.O. Box 480
McMinnville, OR 97128

Send Tax Statements to:

Robert W. Schmitt and
Mary E. Schmitt, Co-Trustees
Schmitt Family Trust
7555 S.E. Starr Quarry Road
Amity, OR 97101

SPECIAL WARRANTY DEED

ROBERT SCHMITT, aka ROBERT W. SCHMITT and MARY E. SCHMITT, husband and wife, as tenants by the entirety, "Grantors", hereby convey and specially warrant to ROBERT W. SCHMITT and MARY E. SCHMITT, CO-TRUSTEES OF THE SCHMITT FAMILY TRUST U/A DATED NOVEMBER 8, 2019, including any amendments thereto, or to such Successor Trustee(s) of such trusts created under such instruments as may hereafter be appointed, as "Grantee", all of the Grantors' interest in the following described real property located in Klamath County, Oregon, free of encumbrances created or suffered by Grantors and except for matters of public record, to-wit:

See legal description attached hereto as Exhibit A and by this reference incorporated herein.

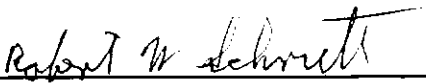
THE LIABILITY AND OBLIGATIONS OF THE GRANTOR(S) TO GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR(S) UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR(S) OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-.
(This conveyance is made for estate planning purposes.)

"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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 AND 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 November, 2019.

GRANTOR:

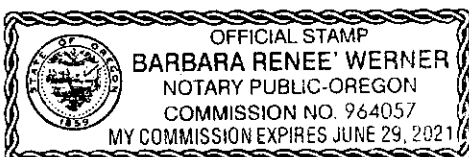

ROBERT SCHMITT, aka ROBERT W. SCHMITT


GRANTOR:


MARY E. SCHMITT

STATE OF OREGON)
) ss.
County of Yamhill)

On November 8, 2019, personally appeared before me the above-named **ROBERT W. SCHMITT and MARY E. SCHMITT, husband and wife**, who acknowledged the within instrument as their true and voluntary act and deed.




Notary Public for Oregon

L:\Law\EP\Schmitt, Robert W. & Mary E. - 10180\00002\Deed to Trust_Klamath County

EXHIBIT "A"

Parcel 1:

Lot 143 in Block 1 of SUN FOREST ESTATES, Tract 1060, according to the official plat thereon on file in the office of the County Clerk, Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any.

(For informational purposes only: Also known as Map #2310-036D0-07500, Account #142456.)

Parcel 2:

Lot 144, Block 1, of Plat of Tract 1060, SUN FOREST ESTATES, according to the official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: 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.

(For informational purposes only: Also known as Map #2310-036D0-07600, Account #142250.)

Parcel 3:

Lot 145, Block 1, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from encumbrances, EXCEPT: All those items of record, if any.

(For informational purposes only: Also known as Map #2310-036D0-07700, Account #142241.)