



THIS SPACE RESERVED FOR

2019-014747

Klamath County, Oregon

12/19/2019 11:29:01 AM

Fee: \$87.00

After recording return to:

The Schaaphok Family Trust dated December 28, 2016

1417 Searcy Dr.

San Jose, CA 95118

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

The Schaaphok Family Trust dated December 28, 2016

1417 Searcy Dr.

San Jose, CA 95118

File No. 329115AM

STATUTORY WARRANTY DEED

Philip Schaaphok and Susan Carroll-Schaaphok, as Co-Trustees of the Philip Schaaphok and Susan Carroll-Schaaphok Family Trust established in 1994, fully restated on December 16, 2014,

Grantor(s), hereby convey and warrant to

James P. Schaaphok and Joline C. Schaaphok, Trustees of The Schaaphok Family Trust dated December 28, 2016,

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 3, Block 51, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$204,000.00.

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:

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 22 day of November, 2019

Philip Schaaphok & Susan Carroll-Schaaphok Family Trust established in 1994, fully restated on December 16, 2014

By: [Signature] Trustee
Philip Schaaphok, Trustee

By: [Signature] Trustee
Susan Carroll-Schaaphok, Trustee

State of Oregon} ss.
County of Klamath}

On this 22 day of Novmeber, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Philip Schaaphok and Susan Carroll-Schaaphok known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Philip Schaaphok & Susan Carroll-Schaaphok Family Trust established in 1994, fully restated on December 16, 2014, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 3/15/22

