

2020-001967

Klamath County, Oregon



00254679202000019670020025

02/18/2020 01:03:38 PM

Fee: \$87.00

After Recording Return To:

David E. Petersen
Merrill O'Sullivan, LLP
805 SW Industrial Way, Suite 5
Bend, Oregon 97702

Until a change is requested, send tax statements to:

William and Cindy Schmeck, Trustees
6575 Old Fort Road,
Klamath Falls, Oregon 97601

STATUTORY BARGAIN AND SALE DEED

WILLIAM SCHMECK and CINDY SCHMECK, as tenants by the entirety, Grantors, hereby convey to WILLIAM L. SCHMECK and CINDY SCHMECK, or their successors, as Trustees of the William and Cindy Schmeck Joint Trust, dated June 4, 2019, as may be amended, Grantee, the following-described real property:

Parcel 2 of Land Partition 41-96, being Parcel 2 of Land Partition 73-94, situated in Section 3, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The above-described property is free of encumbrances except: (a) all covenants, conditions, restrictions, reservations, easements and any other items of record and those apparent upon the land, if any, as of the date of this deed; and (b) liens for taxes not yet due as of the date of this deed.

The consideration for this transfer is other value given or promised.
This deed is given 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, 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,


STATUTORY BARGAIN AND SALE DEED – PAGE 1 OF 2

MERRILL O'SULLIVAN, LLP

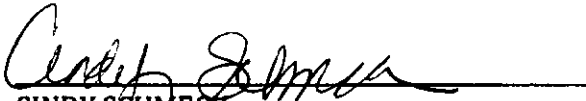
805 SW INDUSTRIAL WAY, SUITE 5
BEND, OREGON 97702
541-389-1770

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.

By execution of this instrument, Grantors certify that they are not "foreign persons" as that term is defined in the Internal Revenue Code, Section 1445.


WILLIAM SCHMECK

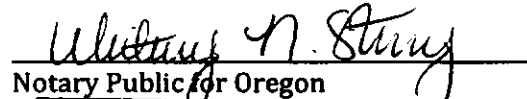
Dated: 2/6/20

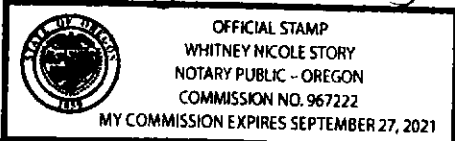

CINDY SCHMECK

Dated: 2/6/20

STATE OF OREGON)
) ss.
County of Klamath)

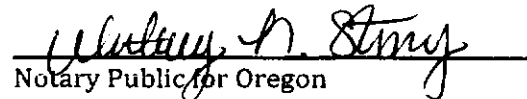
This Statutory Bargain and Sale Deed was acknowledged before me on this 6 day of February, 2020, by WILLIAM SCHMECK.

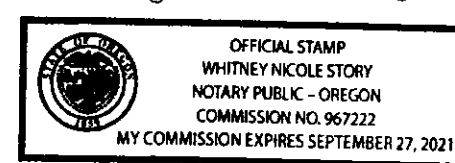

Notary Public for Oregon

 OFFICIAL STAMP
WHITNEY NICOLE STORY
NOTARY PUBLIC - OREGON
COMMISSION NO. 967222
MY COMMISSION EXPIRES SEPTEMBER 27, 2021

STATE OF OREGON)
) ss.
County of Klamath)

This Statutory Bargain and Sale Deed was acknowledged before me on this 6 day of February, 2020, by CINDY SCHMECK.


Notary Public for Oregon

 OFFICIAL STAMP
WHITNEY NICOLE STORY
NOTARY PUBLIC - OREGON
COMMISSION NO. 967222
MY COMMISSION EXPIRES SEPTEMBER 27, 2021

STATUTORY BARGAIN AND SALE DEED – PAGE 2 OF 2

MERRILL O'SULLIVAN, LLP
805 SW INDUSTRIAL WAY, SUITE 5
BEND, OREGON 97702
541-389-1770