

2020-006463

Klamath County, Oregon



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05/26/2020 02:59:32 PM

Fee: \$87.00

Grantor's Name and Address

ROBERT M. SCHUMACHER
SHERRY R. SCHUMACHER
1065 BACKLUND PLACE
EUGENE, OREGON 97401

Grantee's Name and Address

ROBERT M. SCHUMACHER
SHERRY R. SCHUMACHER

• TRUSTEES OF THE SCHUMACHER LIVING TRUST

DATED MAY 19, 2020
1065 BACKLUND PLACE
EUGENE, OREGON 97401

After recording return to:

LESLIE CANTON, ATTORNEY AT LAW
PO BOX 7306
SPRINGFIELD, OREGON 97475

Until requested otherwise, send all tax statements to:

ROBERT M. SCHUMACHER
SHERRY R. SCHUMACHER
1065 BACKLUND PLACE
EUGENE, OREGON 97401

WARRANTY DEED

KNOW ALL BY THESE PRESENTS ROBERT M. SCHUMACHER and SHERRY R. SCHUMACHER, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ROBERT M. SCHUMACHER and SHERRY R. SCHUMACHER TRUSTEES, OR THEIR SUCCESSORS IN TRUST, under the SCHUMACHER LIVING TRUST DATED MAY 19, 2020, AND ANY AMENDMENTS THERETO, hereinafter called grantee, does hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 15, in Block 6, of CRES-DEL ACRES, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The liability and obligations of the Grantor to Grantee and Grantee's heirs 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 under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

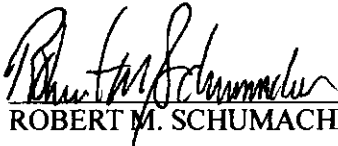
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

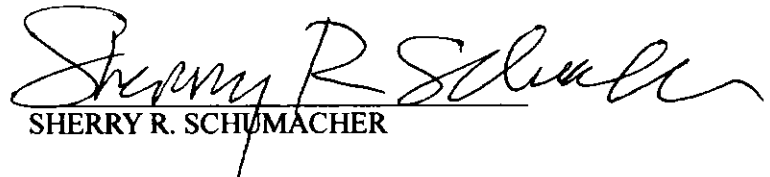
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 19th day of MAY, 2020.

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.


ROBERT M. SCHUMACHER


SHERRY R. SCHUMACHER

State of Oregon)
 : ss.
County of Lane)

Before me this 19th day of MAY, 2020, personally appeared ROBERT M. SCHUMACHER and SHERRY R. SCHUMACHER and acknowledged the foregoing instrument to be their voluntary act and deed.



Notary Public of Oregon
My Commission expires: 2/20/2023

