



2020-011236

Klamath County, Oregon

09/04/2020 02:43:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Phillip Schaaphok and Susan Carroll-Schaaphok,
Trustees of the Phillip Schaaphok and Susan Carroll-
Schaaphok Family Trust

PO Box 882

Keno, OR 97627

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

Phillip Schaaphok and Susan Carroll-Schaaphok,
Trustees of the Phillip Schaaphok and Susan Carroll-
Schaaphok Family Trust

PO Box 882

Keno, OR 97627

File No. 390102AM

STATUTORY WARRANTY DEED

Richard F. Morrison,

Grantor(s), hereby convey and warrant to

Phillip Schaaphok and Susan Carroll-Schaaphok, Trustees of the Phillip Schaaphok and Susan Carroll-Schaaphok Family Trust, dated 12/16/2014,

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:

The West 1/2 of TRACT 91 - LEWIS TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$140,000.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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 2nd day of September, 2020.

Richard F. Morrison
Richard F. Morrison

State of Idaho } ss
County of Bingham }

On this 2nd day of September, 2020, before me, Mikel Campbell a Notary Public in and for said state, personally appeared Richard F. Morrison, 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.

Mikel Campbell
Notary Public for the State of Idaho
Residing at: Bonnerville
Commission Expires: March 4, 2026

MIKEL CAMPBELL
Notary Public - State of Idaho
Commission Number 20200769
My Commission Expires Mar 4, 2026