



2020-012720

Klamath County, Oregon

10/05/2020 02:22:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jeffrey M. Schauer, Trustee

6391 Cross Rd.

Klamath Falls, OR 97603

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

Jeffrey M. Schauer, Trustee

6391 Cross Rd.

Klamath Falls, OR 97603

File No. 396808AM

STATUTORY WARRANTY DEED

Charles A. Swafford and Janis Swafford, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Jeffrey M. Schauer, Trustee of the Schauer Family 2013 Revocable Trust,

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:

A parcel of land situated in Section 1, Township 40 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

That portion of the NE1/4 of the SW1/4 lying Southwesterly of the Southwesterly right of way line of the South Branch of the "C" Canal, and that portion of the SE1/4 of the SW1/4 lying Southwesterly of the Southwesterly right of way line of the South branch of the "C" canal.

The true and actual consideration for this conveyance is \$450,000.00.

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 25th day of Sept, 2020

Janis Swafford
Janis Swafford

Charles A. Swafford
Charles A. Swafford

State of Oregon } ss
County of Klamath }

On this 25th day of Sept, 2020, before me, Deborah Anne Sinnock a
Notary Public in and for said state, personally appeared Charles A. Swafford and Janis Swafford, 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.

Deborah Anne Sinnock
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 8-30-21

