



2020-014113

Klamath County, Oregon

10/30/2020 03:16:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Brian Hidden and Natalia Hidden

815 Loma Linda Dr.

Klamath Falls, OR 97601

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

Brian Hidden and Natalia Hidden

815 Loma Linda Dr.

Klamath Falls, OR 97601

File No. 408855AM

STATUTORY WARRANTY DEED

Michael F. Schmeck, as Trustee of the Bettie Ann Schmeck Revocable Trust uda December 13, 2000,

Grantor(s), hereby convey and warrant to

Brian Hidden and Natalia Hidden, as Tenants by the Entirety,

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 42 and the North 40.7 feet of Lot 43 of LOMA LINDA HEIGHTS to the City of Klamath Falls, Oregon, 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 \$380,000.00.

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:

87

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 29 day of OCTOBER, 2020

The Bettie Ann Schmeck Revocable Trust uda December 13, 2000

By: Michael F. Schmeck
Michael F. Schmeck, Trustee

State of CALIF } ss.
County of RIVERSIDE }

On this 29 day of October, 2020, before me, D. SEXTON a Notary Public in and for said state, personally appeared Michael F. Schmeck known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Bettie Ann Schmeck Revocable Trust uda December 13, 2000, 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.

D. Sexton
Notary Public for the State of CALIF
Residing at: 69801 RAMON RD GIL
Commission Expires: 9/17/2023

