



2021-000034

Klamath County, Oregon

01/04/2021 02:47:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Donald R. Crawford and Linda A. Crawford, Trustees

4128 Sheep Mountain Rd.

Macdoel, CA 96058

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

Donald R. Crawford and Linda A. Crawford, Trustees

4128 Sheep Mountain Rd.

Macdoel, CA 96058

File No. 424762AM

STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

Donald R. Crawford and Linda A. Crawford, Trustees of the Donald and Linda Crawford Joint Revocable Living Trust under agreement dated March 19, 2020,

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 consideration paid for the transfer is \$235,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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:

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 30th day of Dec, 2020.

The Phillip Schaaphok and Susan Carroll-Schaaphok Family Trust

By [Signature] Trustee
Phillip Schaaphok, Trustee

By [Signature] Trustee
Susan Carroll-Schaaphok, Trustee

State of OR } ss
County of Clatsop }

On this 30th day of Dec, 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Phillip Schaaphok and Susan Carroll-Schaaphok, Trustees of the Phillip Schaaphok and Susan Carroll-Schaaphok Family Trust, 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.

[Signature]
Notary Public for the State of OR
Residing at: Clatsop Co.
Commission Expires: 8-30-21

