



THIS SPACE RESERVED FOR R

**2021-003352**

**Klamath County, Oregon**

**03/05/2021 01:30:01 PM**

**Fee: \$87.00**

After recording return to:

Adam Schreiber

15883 Yellowwood Court

La Pine, OR 97739

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

Adam Schreiber

15883 Yellowwood Court

La Pine, OR 97739

File No. 445436AM

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### STATUTORY WARRANTY DEED

**Laura I. Knudson, Trustee of the Richard F. Knudson Revocable Living Trust dated October 13, 1993, as an undivided 1/2 interest and Laura I. Knudson, Trustee of the Laura I. Knudson Revocable Living Trust dated October 13, 1993, as an undivided 1/2 interest,**

Grantor(s), hereby convey and warrant to

**Adam Schreiber,**

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 5 in Block 4 of WAGON TRAIL ACREAGES NUMBER TWO, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**2309-012B0-01300**

The true and actual consideration for this conveyance is \$95,000.00.

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:



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 3 day of March, 2021.

Richard F Knudson Revocable Living Trust dated October 12, 1993

Laura I. Knudson Trustee  
Laura I. Knudson, Trustee

Laura I. Knudson Revocable Living Trust, dated October 13, 1993

Laura I. Knudson Trustee  
Laura I. Knudson, Trustee

State of OR IB  
County of Linn Benton } ss.

On this 3 day of March, 2021, before me, Isabella Elizabeth Bangs,  
Notary Public in and for said state, personally appeared Laura I. Knudson  
known or identified to me to be the person whose name is subscribed to the foregoing instrument as  
trustee of  
the Richard F Knudson Revocable Living Trust dated October 13, 1993 and Trustee of  
the Laura I Knudson Revocable Living Trust dated October 13, 1993, and acknowledged  
to me that she 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.

Isabella Bangs  
Notary Public for the State of OR  
Residing at: Corvallis OR  
Commission Expires: Aug. 27, 2024

