



2021-006579

Klamath County, Oregon

04/27/2021 11:54:00 AM

Fee: \$92.00

THIS SPACE RESERVED FOR R

After recording return to:

Jeffrey Cortez

7817 Highway 66

Klamath Falls, OR 97601

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

Jeffrey Cortez

7817 Highway 66

Klamath Falls, OR 97601

File No. 454237AM

STATUTORY WARRANTY DEED

Jack M. Schultz and Jill Z. Schultz, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Jeffrey Cortez,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$310,000.00.

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 23 day of April 2021

Jill Z. Schultz
Jill Z. Schultz

Jack M. Schultz
Jack M. Schultz

State of Oregon } ss
County of Klamath }

On this 23 day of April, 2021, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Jack M. Schultz and Jill Z. Schultz, 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.

Heather Sciorba
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

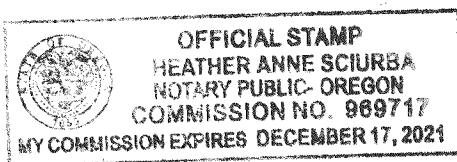


EXHIBIT 'A'

The following described real property in Klamath County, Oregon:

A tract of land situated in the NE1/4 of NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, described as follows:

Beginning at the intersection of a line running North and South and distant from the West line of said NE1/4 of NW1/4 of said Section 23 a distance of 750 feet Easterly and the North line of the Klamath Falls-Keno Road or Highway; thence North and parallel with the said West line of said NE1/4 of NW1/4 of said Section 23, a distance of 330 feet; thence Southwesterly and parallel with said highway 214 feet; thence Southeasterly to a point on the North line of said highway Southwesterly 73 feet from the point of beginning; thence Northeasterly along said highway 73 feet to the point of beginning.