



THIS SPACE RESERVED FOR

2021-007628

Klamath County, Oregon

05/13/2021 10:14:01 AM

Fee: \$87.00

After recording return to:

Karl Schaffeld and Jeffry Frank

15 Kathleen Ct.

Springfield, OR 97477

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

Karl Schaffeld and Jeffry Frank

15 Kathleen Ct.

Springfield, OR 97477

File No. 457376AM

STATUTORY WARRANTY DEED

Sharon Methven,

Grantor(s), hereby convey and warrant to

Karl Schaffeld and Jeffry Frank, not as Tenants in Common, with right of survivorship,

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, Block 2, RIDDLE ACRES, according to the official plat thereof on file in the office of the County
Clerk, Klamath County, Oregon.**

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

2408-036DC-03600

The true and actual consideration for this conveyance is \$30,000.00.

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:

Return To: 
AmeriTitle

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 3rd day of MAY, 2021.

Sharon Methven
Sharon Methven

State of Hawaii } ss
County of Hawaii }

On this 3rd day of May, 2021, before me, KARI CLARK a Notary Public in and for said state, personally appeared Sharon Methven, 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.

Kari Clark
Notary Public for the State of Hawaii
Residing at: Kamuela, Hawaii
Commission Expires: 06/15/2022

Doc. Date:	<u>5/3/2021</u>	# Pages:	<u>2</u>
Notary Name:	<u>KARI CLARK 3rd Circuit</u>		
Doc. Description:	<u>Statutory Warranty Deed</u>		
Notary Signature	<u>Kari Clark</u>	Date	<u>5/3/2021</u>

