

2021-009367

Klamath County, Oregon

SEND TAX STATEMENTS TO:

DAVID A. SCHULZE and BOBBIE R. SCHULZE, Trustees
22486 Calgary Dr., Bend, OR 97702

AFTER RECORDING, RETURN TO:

Evans Batlan Getchell LLC, Attorneys at Law
969 - 13th Street SE
Salem, OR 97302



00282019202100093670010012

06/14/2021 03:46:52 PM

Fee: \$82.00

The true and actual consideration for this transfer is nonmonetary.

WARRANTY DEED

DAVID A. SCHULZE and BOBBIE R. SCHULZE, husband and wife, Grantors

Convey and warrant to

DAVID A. SCHULZE and BOBBIE R. SCHULZE, Trustees, of the SCHULZE LIVING TRUST, dated June 9, 2021, and any amendments thereto, Grantee

All of the Grantors' interest in the following described real property situated in Klamath County, State of Oregon, more specifically described as:

LOT 2, BLOCK 6, CRES-DEL ACRES SECOND ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No. 145827

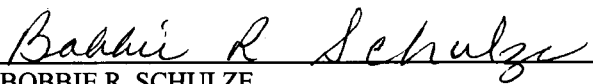
free from encumbrances except those of record. The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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: June 9, 2021

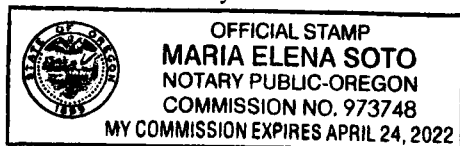
Grantor



DAVID A. SCHULZE


BOBBIE R. SCHULZE

STATE OF OREGON, County of Marion) ss.

Personally appeared before me on June 9, 2021, DAVID A. SCHULZE and BOBBIE R. SCHULZE and acknowledged the foregoing instrument to be their voluntary act.




Notary Public for Oregon
My Commission Expires on: April 24, 2022