



2021-011669

Klamath County, Oregon

07/30/2021 11:48:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Richard W. Larson and Marica K. Larson, Trustees of
the Larson Family Trust, dated September 22,2020 and

Karen I Crook and Timothy J Crook

153668 Wagon Trail Rd

La Pine, OR 97739

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

Richard W. Larson and Marica K. Larson, Trustees of
the Larson Family Trust, dated September 22,2020 and

Karen I Crook and Timothy J Crook

153668 Wagon Trail Rd

La Pine, OR 97739

File No. 478369AM

STATUTORY WARRANTY DEED

Thomas G. Schlossmacher,

Grantor(s), hereby convey and warrant to

Richard W. Larson and Marica K. Larson, Trustees of the Larson Family Trust, dated September 22,2020 as to an undivided 80% and Karen I Crook and Timothy J Crook, as Tenants by the Entirety as to an undivided 20%,

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 1 in Block 1 of WAGON TRAIL ACREAGES NO. 1, 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:

2309-001A0-01600

The true and actual consideration for this conveyance is \$320,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable



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 5th day of 28, 21.


Thomas G. Schlossmacher

State of Oregon } ss
County of Deschutes }

On this 28 day of July, 2021, before me, Jennifer Ann Schossow a Notary Public in and for said state, personally appeared Thomas G. Schlossmacher, 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.


Notary Public for the State of Oregon

Residing at: OD

Commission Expires:

6-10-2024

