



THIS SPACE RESERVED FOR

2021-017125
Klamath County, Oregon
11/15/2021 10:12:01 AM
Fee: \$92.00

K&T Schroeder Revocable Trust dated March 8, 2012
5031 Falcon Dr.
Klamath Falls, OR 97601

Grantor's Name and Address

Tamara Schroeder and Ken Schroeder
5031 Falcon Dr.
Klamath Falls OR 97601

Grantee's Name and Address

After recording return to:
Tamara Schroeder and Ken Schroeder
5031 Falcon Dr.
Klamath Falls OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Tamara Schroeder and Ken Schroeder
5031 Falcon Dr.
Klamath Falls OR 97601

File No. 479688AM

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Ken Schroeder and Tamara Schroeder, Trustees of the K&T Schroeder Revocable Trust dated March 8, 2012,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Ken Schroeder and Tamara Schroeder, as Tenants by the Entirety,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

Lot 119, RUNNING Y RESORT, PHASE 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is \$to convey title.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 10 day of Nov 2021; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

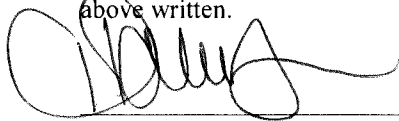
K&T Schroeder Revocable Trust dated March 8, 2012

By: Ken Schroeder
Ken Schroeder, Trustee

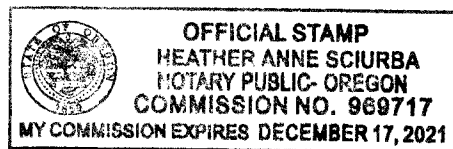
By: Tamara Schroeder
Tamara Schroeder, Trustee

State of OREGON } ss
County of KLAMATH }

On this 10 day of Nov, 2021, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Ken Schroeder + Tamara Schroeder 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: KLAMATH FALLS OR
Commission Expires: Dec 17, 2021



ASSISTANCE AFFIDAVIT

State of Oregon} ss.
County of Klamath}

The undersigned, being duly sworn deposes and says that (1) Affiant provided assistance services for the closing process by affixing signature for the benefit of Ken Schroeder, and (2) to the best of Affiants knowledge and belief, the aforesaid individual(s) understood fully the importance of the document(s) presented to them and had the option to read and review said documents, and (3) that this affidavit is made for the benefit of AmeriTitle LLC which is about to rely on it in an escrow transaction.

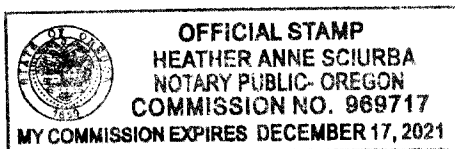
Tamara Schroeder
Tamara Schroeder, Affiant

State of OR} ss.
County of Klamath}

On this 10 day of Nov 2021, before me, a Notary Public in and for said state, personally appeared

Tamara Schroeder 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.



[Signature]

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Dec 17 2021