



THIS SPACE RESERVED FOR

2021-018806
Klamath County, Oregon
12/20/2021 02:22:01 PM
Fee: \$87.00

After recording return to:

Kyle Majestic

12300 Vonn Rd # 6204

Largo, FL 33774

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

Kyle Majestic

12300 Vonn Rd # 6204

Largo, FL 33774

File No. 510965AM

STATUTORY WARRANTY DEED

Launa M. Schumann Gardner, who acquired title as Launa Gardner, as Trustee under the provisions of that certain Declaration of Trust dated October 29, 2004 and known as the Launa M. Schumann Gardner Trust Number One,

Grantor(s), hereby convey and warrant to

Kyle Majestic,

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 6, HIGH COUNTRY RANCH, TRACT 1161, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

TOGETHER WITH an undivided 1/49th interest in and to Lot 1, Block 11, said HIGH COUNTRY RANCH, TRACT 1161, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

The true and actual consideration for this conveyance is \$20,000.00.

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 17th day of December, 2021.

The Launa M. Schumann Gardner Trust Number One

By: Launa M. Schumann Gardner
Launa M. Schumann Gardner, Trustee

State of Illinois } ss.
County of Kane }

On this 17th day of December, 2021, before me, Chernise D. Williams, a Notary Public in and for said state, personally appeared Launa M. Schumann Gardner known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Launa M. Schumann Gardner, who acquired title as Launa Gardner, as Trustee under the provisions of that certain Declaration of Trust dated October 29, 2004 and Known as the Launa M. Schumann Gardner Trust Number One, and acknowledged to me that he/she/they executed the same as Trustee. Launa M. Schumann

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Chernise D. Williams
Notary Public for the State of Illinois
Residing at: Kane County, Illinois
Commission Expires: 4/24/2022

