

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100  
Medford, OR 97504

**2022-000189**

Klamath County, Oregon

01/06/2022 10:01:01 AM

Fee: \$97.00

**GRANTOR'S NAME:**

Karen Varley and Stephanie Pena

**GRANTEE'S NAME:**

John G. Schaaf, Jr.

**AFTER RECORDING RETURN TO:**

**Order No.:** 470321079863-AC

John G. Schaaf, Jr., an estate in fee simple  
2212 Laurel Street - Lots 8 and 9  
Klamath Falls, OR 97601

**SEND TAX STATEMENTS TO:**

John G. Schaaf, Jr.  
2212 Laurel Street - Lots 8 and 9  
Klamath Falls, OR 97601

APN: 534238

Map: 3909005CD04200

3909005CD04300

2212 Laurel Street - Lots 8 and 9, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Karen Varley and and Stephanie Pena, with right of survivorship**, Grantor, conveys and warrants to **John G. Schaaf, Jr., an estate in fee simple**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FIFTY-FOUR THOUSAND AND NO/100 DOLLARS (**\$154,000.00**). (See ORS 93.030).

**Subject to:**

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.**

# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1-3-22

Karen Varley

Stephanie Pena

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Karen Varley

Notary Public - State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

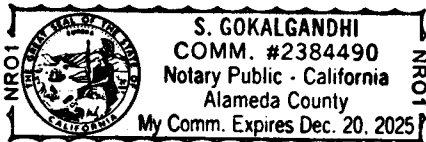
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA  
County of ALAMEDA

This instrument was acknowledged before me on 1-3-2022 by Stephanie Pena

Notary Public - State of CA

My Commission Expires: 12-20-2025



STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 01/04/2022

[Signature]  
Karen Varley

\_\_\_\_\_  
Stephanie Pena

State of Arizona  
County of Maricopa

This instrument was acknowledged before me on 01/04/2022 by Karen Varley

Dawn M. Tyson  
Notary Public - State of Arizona

My Commission Expires: 09/30/2024



State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Stephanie Pena

\_\_\_\_\_  
Notary Public - State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lots 8 and 9 in Block 4 of RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.