



After recording return to:  
Troy P. Schaffner and Merilee J. Gage  
Schaffner  
95231 Highway 97 N  
Chemult, OR 97731

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Troy P. Schaffner and Merilee J. Gage  
Schaffner  
95231 Highway 97 N  
Chemult, OR 97731

File No.: 7064-3889528 (SNB)  
Date: January 24, 2022

2022-005387

Klamath County, Oregon

04/28/2022 10:04:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORD

### STATUTORY WARRANTY DEED

**Terry J. Edwards, Trustee and Betty J. Edwards, Trustee, Trustees of the Edwards Family Trust, dated April 24, 2020, Grantor, conveys and warrants to Troy P. Schaffner and Merilee J. Gage Schaffner as tenants by the entirety , Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**PARCEL 1 OF LAND PARTITION 26-92 SITUATE IN SW 1/4 SW 1/4 IN SECTION 6, TOWNSHIP 29 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$400,000.00**. (Here comply with requirements of ORS 93.030)

**After recording return to:  
First American Title  
395 SW Bluff Drive, Suite 100  
Bend, OR 97702**

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 7 day of April, 2022.

Terry J. Edwards and Betty J. Edwards, Trustees  
of The Edwards Family Trust, dated April 24,  
2020

Terry J. Edwards  
Terry J. Edwards, Trustee

Betty J. Edwards  
Betty J. Edwards, Trustee

STATE OF Oregon )  
County of Deschutes )ss.  
Klamath )

This instrument was acknowledged before me on this 7 day of April, 2022  
by **The Edwards Family Trust.**

Terry J. Edwards &  
Betty J. Edwards, trustees

Shara Nicole Bauman

Notary Public for Oregon  
My commission expires: 11/22/25

