

536170AM

RECORDING REQUESTED BY:



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

2022-006870

Klamath County, Oregon

06/01/2022 11:37:01 AM

Fee: \$87.00

GRANTOR'S NAME:

Richard A. Schuster and Jennifer S. Schuster

GRANTEE'S NAME:

Dustin Matthew Hall and Shannon Ann Hall, as Trustees of The
Dustin and Shannon Hall Family Trust u/t/a dated March 5, 2003

AFTER RECORDING RETURN TO:

Order No.: 470322081632-AC

Dustin Matthew Hall

Dustin Matthew Hall and Shannon Ann Hall, Trustees of the the
Dustin and Shannon Hall Family Trust u/t/a dated March 5, 2003

3616 Calle Vista Drive

Medford, OR 97504

SEND TAX STATEMENTS TO:

Dustin Matthew Hall and Shannon Ann Hall, Trustees of the the
Dustin and Shannon Hall Family Trust u/t/a dated March 5, 2003

3616 Calle Vista Drive

Medford, OR 97504

442 Michigan Avenue, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Richard A. Schuster and Jennifer S. Schuster, as tenants by the entirety, Grantor, conveys and warrants to Dustin Matthew Hall and Shannon Ann Hall, as Trustees of The Dustin and Shannon Hall Family Trust u/t/a dated March 5, 2003, 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:

Lot 3 in Block 54 of Second Hot Springs Addition to the City of Klamath Falls, 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 TWO HUNDRED ELEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$211,500.00). (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.

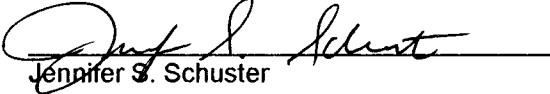
STATUTORY WARRANTY DEED

(continued)

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

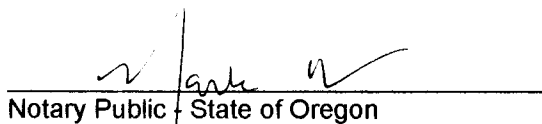
Dated: 27 May 2022


Richard A. Schuster


Jennifer S. Schuster

State of Oregon
County of Klamath

This instrument was acknowledged before me on 27 May 2022 by Richard A. Schuster and Jennifer S. Schuster.


Notary Public - State of Oregon

My Commission Expires: 3/10/2023

