



THIS SPACE RESERVED FOR

2022-008031

Klamath County, Oregon

06/30/2022 09:47:01 AM

Fee: \$87.00

After recording return to:

Douglas Dean Crume and Nance Chablis Crume

1905 Summers Lane

Klamath Falls, OR 97603

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

Douglas Dean Crume and Nance Chablis Crume

1905 Summers Lane

Klamath Falls, OR 97603

File No. 546312AM

STATUTORY WARRANTY DEED

Rodney T. Schill and Faith S. Schill, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Douglas Dean Crume and Nance Chablis Crume, as Tenants by the Entirety,

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 13 in Block 3 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS portion described in Volume 195 at page 381 Deed Records of Klamath County, Oregon, to wit:

Beginning at the Northeast corner of Lot 12, Block 3, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and running thence West, along the North line of said Lot, 113 feet to the point of beginning; thence South 95 feet; thence West, along the South line of Lots 12 and 13, 103 feet, more or less, to the Easterly line of the existing drain ditch; thence Northeasterly along the Easterly line of said drain ditch to where said ditch intersects the North line of Lot 13; thence East 97 feet to the point of beginning.

The true and actual consideration for this conveyance is \$130,000.00.

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 28th day of JUNE, 2022

Rodney T. Schill
Rodney T. Schill

Faith S. Schill
Faith S. Schill

State of OR } ss
County of Klamath

On this 28th day of JUNE, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Rodney T. Schill and Faith S. Schill, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 7-29-25

