



MTC 563283 AM

RECORDING REQUESTED BY:

300 Klamath AVE  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Order No.: 471822121112-SL

Jose Orlando Melo Lopez  
2506, 2508, 2510 & 2512 Nile Street 5815 Macleay Rd SE  
Klamath Falls, OR 97603 Salem, OR 97317

SEND TAX STATEMENTS TO:  
same as above

2022-012223

Klamath County, Oregon

10/12/2022 03:28:01 PM

Fee: \$92.00

APN: 503533  
2506, 2508, 2510 & 2512 Nile Street, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Susan Carroll-Schaaphok, Trustee of

\* The Philip Schaaphok & Susan Carroll-Schaaphok Family Trust, Grantor, conveys and warrants to Jose Orlando Melo Lopez, 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:  
see attached exhibit "A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$407,500.00). (See ORS 93.030).

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.

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

Dated: 10/04/2022

The Philip Schaaphok & Susan Carroll-Schaaphok Family Trust

BY: Susan Carroll-Schaaphok Trustee  
Susan Carroll-Schaaphok  
Trustee Schaaphok

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

This instrument was acknowledged before me on \_\_\_\_\_ by Susan Carroll-Schapphok, as Trustee for The Philip Schaaphok & Susan Carroll-Schaaphok Family Trust.

See Attached Certificate

Notary Public - State of Oregon

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

TICOR TITLE 47182212112

## ACKNOWLEDGMENT

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 San Benito

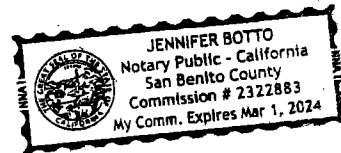
On 10/04/2022 before me, Jennifer Botto, Notary Public  
(insert name and title of the officer)

personally appeared Susan Carroll-Schraphok, Trustee of the Philip Schraphok & Susan Carroll Family Trust  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



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

Those Parts of Lots 8 and 9 and 10, Block 2, HOMELAND TRACTS, lying Easterly of Enterprise Irrigation Canal, Klamath County, Oregon.