

**2023-000857**

**Klamath County, Oregon**

**After Recording, Return To:**

Brian J. Millington, Attorney  
Thorp Purdy Jewett, et al.  
1011 Harlow Road, Suite 300  
Springfield, OR 97477



00311321202300008570020026

02/08/2023 11:00:40 AM

Fee: \$87.00

**Until a change is requested,  
send all tax statements to:**  
No change

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**SPECIAL WARRANTY DEED  
(Statutory Form)**

**Stephan Schepergerdes and Donna Byrne, Grantors, convey and specially warrant to Stephan M. Schepergerdes and Donna M. Byrne, Co-Trustees of the Schepergerdes/Byrne Trust dated January 31, 2023, Grantee, the real property situated in Klamath County, Oregon, generally described as 141249 Red Cone Drive, Crescent Lake, Oregon, 97733, and more particularly described as:**

**Lot 8 in Block 6 of Tract 1119, LEISURE WOODS NO 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**2407-007DO-03700-000**

**Key No. 9948**

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except for easements, reservations, restrictions and encumbrances of record, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

**TRUE CONSIDERATION: Estate Planning.**

**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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 31<sup>st</sup> day of January 2023.

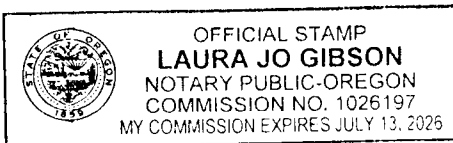
  
Stephan M. Schepergerdes, Grantor

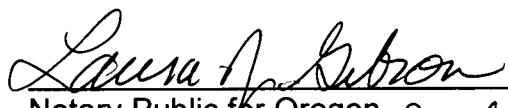
  
Donna M. Byrne, Grantor

STATE OF OREGON       )  
                                      ) ss.  
County of Lane        )

Personally appeared before me the above-named **Stephan M. Schepergerdes and Donna M. Byrne**, Grantors, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

BEFORE ME this 31<sup>st</sup> day of January 2023.



  
Notary Public for Oregon  
My Commission Expires: July 13, 2026