



2023-005744

Klamath County, Oregon

07/11/2023 03:52:02 PM

Fee: \$87.00

TITLE NO. 592819AM
ESCROW NO. EU23-0738 ALC
TAX ACCT. NO. 145827
MAP/TAX LOT NO. 2407-007B0-06800

GRANTOR

ANDERSON REVOCABLE LIVING TRUST and SCHULZE LIVING TRUST dated June 9, 2021 and any amendments thereto

GRANTEE

JEFFERY N. BROOKS and TENA M. BROOKS

PO Box 2237
Eugene OR 97402

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

JOHN A. ANDERSON AND LAURA A. ANDERSON, TRUSTEES OF THE ANDERSON REVOCABLE LIVING TRUST and DAVID A. SCHULZE AND BOBBIE R. SCHULZE, TRUSTEES OF THE SCHULZE LIVING TRUST dated June 9, 2021 and any amendments thereto, Grantor,

conveys and warrants to

JEFFERY N. BROOKS and TENA M. BROOKS, as tenants by the entirety, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

SECOND

Lot 2, Block 6, CRES-DEL ACRES ~~FIRST~~ ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is **\$200,000.00** AS PAID BY/TO AN ACCOMMODATOR PURSUANT TO IRC 1031.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Except the following encumbrances:
WRD-EXT LTR(ALC)

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2023/2024.

Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

Dated this 11 day of July, 2023.

ANDERSON REVOCABLE LIVING TRUST

BY: John A. Anderson
JOHN A. ANDERSON, TRUSTEE

BY: Laura A. Anderson
LAURA A. ANDERSON, TRUSTEE

SCHULZE LIVING TRUST dated June 9, 2021 and any amendments thereto

BY: David A. Schulze
DAVID A. SCHULZE, TRUSTEE

BY: Bobbie R. Schulze
BOBBIE R. SCHULZE, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 11, 2023 JOHN A. ANDERSON AND LAURA A. ANDERSON, TRUSTEES OF THE ANDERSON REVOCABLE LIVING TRUST and DAVID A. SCHULZE AND BOBBIE R. SCHULZE, TRUSTEES OF THE SCHULZE LIVING TRUST dated June 9, 2021 and any amendments thereto.

[Signature]
(Notary Public for Oregon)
My commission expires 3/24/26

