



2023-009706
Klamath County, Oregon
11/09/2023 08:47:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Douglas P. Kerkering and Judith L. Kerkering, Trustees
of the Douglas P. Kerkering and Judith L. Kerkering
Revocable Trust dated April 20, 2016
2911 Running Deer Ln.
Chiloquin, OR 97624

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

Douglas P. Kerkering and Judith L. Kerkering, Trustees
of the Douglas P. Kerkering and Judith L. Kerkering
Revocable Trust dated April 20, 2016
2911 Running Deer Ln.
Chiloquin, OR 97624
File No. 611444AM

STATUTORY WARRANTY DEED

S.C. Schuette, LLC, an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

Douglas P. Kerkering and Judith L. Kerkering, Trustees of the Douglas P. Kerkering and Judith L. Kerkering Revocable Trust dated April 20, 2016,

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 8 in Block 5, HILLSIDE ADDITION, to the City of Klamath Falls, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$235,000.00.

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 8th day of November, 2023.

S.C. Schuette, LLC, an Oregon limited liability company

By Susan C. Schuette TTEE
Susan C. Schuette, Trustee of the The Clyde & Susan Schuette Trust, Managing Member

State of Oregon} ss
County of Klamath}

On this 8th day of November, 2023, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Susan C. Schuette, Trustee known or identified to me to be the Managing Member in the Limited Liability Company known as who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Marjorie Anne Stuart
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 5/18/2025

