

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



The Sheets Family Trust

25213 Jake St

Veneta OR 97487

Grantor's Name and Address

Scott S & Genna L Shafer

PO Box 192

Crescent OR 97733

Grantee's Name and Address

After recording, return to (Name and Address):

The Sheets Family Trust

25213 Jake St

Veneta OR 97487

Until requested otherwise, send all tax statements to (Name and Address):

Scott S & Genna L Shafer

PO Box 192

Crescent OR 97733

2023-010890**Klamath County, Oregon**

00323306202300108900020029

12/21/2023 09:36:48 AM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS that The Sheets Family Trust, and it's successor co-trustees

LaDonna Dene Cutshall and Galeen Kay Calicott,

("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to Scott S Shafer and Genna L Shafer,
husband and wife, as tenants by the entirety,_____, ("grantee"), all of that certain real property,
with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, described as
follows (*legal description of property; description space continued on reverse*):

A portion of Lot 3 in Block 1, RIDDLE ACRES, according to the official plat thereof on file in

the office of the County Clerk, Klamath County, Oregon, more particularly as follows:

Beginning at the Southeast corner of Lot 3 in Block 1 of RIDDLE ACRES; thence

North 89° 21' 15" West along the North line of Riddle Road, 67.65 feet to a point;

thence North 02° 50' 49" East 114.27 feet to a point; thence South 86° 39' 36"

East 63.61 feet to a point on the East line of said Lot 3; thence South 00° 47' 14"

West along said East line 111.22 feet to the point of beginning, with bearings

based on Minor Partition #30-83.

FOR INFORMATIONAL PURPOSES ONLY, SEE REAL PROPERTY DESCRIPTION HERE:

CODE: 103

PCL: 101

ACRES: 0.17

MAP: 2408-036DC-03000

SITUS: 239 RIDDLE RD CRESCENT

To Have and to Hold the same to grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 50,000.00☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

(CONTINUED)



And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

no exceptions

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 14 day of December, 2023; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

LaDonna Dene Cutshall
LaDonna Dene Cutshall, Successor Co-Trustees

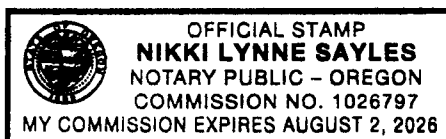
Galeen Kay Calicott
Galeen Kay Calicott, Successor Co-Trustees

STATE OF OREGON, County of LANE) ss.

This record was acknowledged before me on _____

by _____

This record was acknowledged before me on 14 day of December, 2023
by LaDonna Dene Cutshall & Galeen Kay Calicott
as Successor Co-Trustees
of The Sheets Family Trust



Nikki Lynne Sayles
Notary Public for Oregon
My commission expires August 2, 2026