

COVER PAGE FOR OREGON DOCUMENTS

Grantor: Thomas M. Schmiedeberg, Successor Trustee of the Schmiedeberg Trust, dated February 25, 1992

Grantor's Mailing Address: 833 Santa Florencia, Solana Beach, California 92075

Grantee: Tracy L. Schmiedeberg

Grantee's Mailing Address: 15545 Green Wing Loop, Keno, Oregon 97627

Type of Document to be Recorded: WARRANTY DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Statutory Warranty Deed: Recorded June 8, 2015; Doc. 2015-005876

Situs Address: 15545 Green Wing Loop
Keno, Oregon 97627

Tax Account Number: Map and Taxlot: 4008-006BC-01000; **Account Number:** R622918

Until a change is requested, all Tax Statements shall be sent to the following address:

Tracy L. Schmiedeberg
15545 Green Wing Loop
Keno, Oregon 97627

After Recording Return To:
smart!DEEDS, LLC - 110844
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624

Prepared By:
Thomas M. Schmiedeberg
833 Santa Florencia
Solana Beach, CA 92075

WARRANTY DEED

TITLE OF DOCUMENT

Thomas M. Schmiedeberg, Successor Trustee of the Schmiedeberg Trust, dated February 25, 1992, Grantor, conveys and warrants to **Tracy L. Schmiedeberg**, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of **Klamath**, State of **Oregon**:

LOT 7, BLOCK 29, FIFTH ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No.: Map and Taxlot: **4008-006BC-01000**; Account Number: **R622918**

Prior Recorded Document Reference: **Statutory Warranty Deed: Recorded June 8, 2015; Doc. 2015-005876**

DEATH RECITAL: Donald Eugene Schmiedeberg, also known as **Donald E. Schmiedeberg**, one of the original trustees of the **Schmiedeberg Trust, dated February 25, 1992** became deceased on **May 17, 2023** per Certificate of Death recorded concurrently herewith and **Patricia A. Schmiedeberg** the other original trustee became deceased on **February 27, 2021** per Certificate of Death recorded concurrently herewith too. **Thomas M. Schmiedeberg** is the **Successor Trustee** of said trust.

Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements
 now of Record, if any

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed, and NONE

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 5th day of December, 2023. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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.

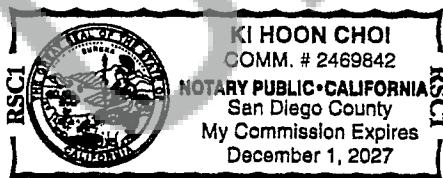
Schmiedeberg Trust, dated February 25, 1992

Thomas M Schmiedeberg, Successor Trustee
Thomas M. Schmiedeberg, Successor Trustee

STATE OF California }
COUNTY OF San Diego } ss

This instrument was acknowledged before me this 05th day of December, 2023, by **Thomas M. Schmiedeberg, Successor Trustee**.

NOTARY STAMP/SEAL



Before Me: [Signature]

NOTARY PUBLIC- STATE OF California
My Commission Expires: December 01, 2027