

**2024-007533**

Klamath County, Oregon

08/29/2024 08:51:02 AM

Fee: \$107.00

**RECORDING REQUESTED BY:**

  
**Western** Title & Escrow

1777 SW Chandler Ave., Suite 100  
Bend, OR 97702

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0265580-YGW

Craig Randolph and Nancy Randolph  
1104 Pumpkin Ridge  
Eagle Point, OR 97524

**SEND TAX STATEMENTS TO:**

Craig Randolph and Nancy Randolph  
1104 Pumpkin Ridge  
Eagle Point, OR 97524

APN: 308688

308679

308660

Map: 3606-003AA-06200

3606-003AA-06100

3606-003AA-06000

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

**STATUTORY WARRANTY DEED**

**Paul N. Schultz and Lori A. Schultz, Trustees of the Paul and Lori Schultz Trust, dated September 6, 2022, Grantor, conveys and warrants to Craig Randolph and Nancy Randolph, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:**

See attached Exhibit A Legal Description

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS **(\$480,000.00)**. (See ORS 93.030).

**Subject to:**

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED  
(continued)

**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.**

STATUTORY WARRANTY DEED  
(continued)

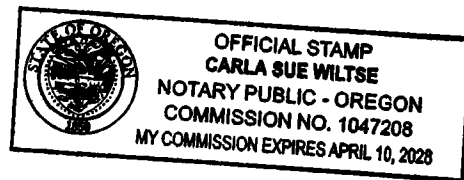
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: August 27, 2024

Paul and Lori Schultz Trust dated September 6, 2022

BY: [Signature]  
Paul N. Schultz  
Trustee

BY: [Signature]  
Lori A. Schultz  
Trustee



State of OR  
County of Jackson

This instrument was acknowledged before me on 8/27/24 by Paul N. Schultz and Lori A. Schultz, Trustees of the Paul and Lori Schultz Trust, dated September 6, 2022

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 4/10/28

**EXHIBIT "B"**  
Exceptions

**Subject to:**

**SPECIFIC ITEMS AND EXCEPTIONS:**

The 2024-2025 Taxes: A lien not yet due or payable  
Special Assessment disclosed by the Klamath tax rolls: For: Klamath Lake Grazing  
Special Assessment disclosed by the Klamath tax rolls: For: Klamath Lake Timber  
Agreement, including the terms and provisions thereof, Recorded: February 15, 1924 Volume:  
63, page 459 (Affects Parcel One and Two)  
Agreement, including the terms and provisions thereof, Recorded: February 15, 1924 Volume:  
63, page 460 (Affects Parcel Three)  
Agreement, including the terms and provisions thereof, Recorded: December 19, 1952  
Volume: 258, page 287 Corrected in Instrument: Recorded: December 27, 1955 Volume: 280,  
page 146 (Affects Parcel Three)  
Grant of Right of Way, including the terms and provisions thereof, Recorded: October 31,  
1955 Book: 278, Page: 510, Deed Records  
Grant of Right of Way, including the terms and provisions thereof, Recorded: January 4, 1961  
Book: 323, Page: 220, Deed Records  
An easement including the terms and provisions thereof, affecting the portion of said  
premises and for the purposes stated therein as set forth in instrument: Recorded: October 3,  
1968 Book: M68, Page: 8973 (Affects Parcel One)  
The provisions contained in Deed, Recorded: October 3, 1968, Book: M68, Page: 8970  
Re-recorded: November 6, 1968 Book: M68, Page: 9895 (Affects Parcel Two)  
Reservation and Restrictions, including the terms and provisions thereof, Recorded:  
December 6, 1968 Volume: M68, page 9898 and M68, page 9900 (Affects Parcel Three)  
The provisions contained in Deed, including the terms and provisions thereof, Recorded:  
December 4, 1968 Instrument No.: M68, Page 10594 (Affects Parcel One)  
An easement including the terms and provisions thereof, affecting the portion of said Land and  
for the purposes stated therein as set forth in instrument. Recorded: November 5, 1981  
Volume: M81, page 19330 (Affects Parcel Three)  
An easement including the terms and provisions thereof, affecting the portion of said premises  
and for the purposes stated therein as set forth in instrument: Granted To: Telephone Utilities  
of Eastern Oregon Recorded: June 7, 1982 Book: M82, Page: 7040 (Affects Parcel Two)  
Mutual Agreement for Ingress and Egress, including the terms and provisions thereof,  
Recorded: March 23, 2004 Volume: M04, page 16356 (Affects Parcel Three)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL ONE:**

A tract of land situated in the NE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of NE1/4 NE1/4 of said Section 3; thence West along the one-sixteenth line lying between the NE1/4 NE1/4 and the SE1/4 NE1/4 of said Section 3, a distance of 425 feet to the 3/4 inch iron pipe located on said one-sixteenth section line which marks the Northwest corner of the tract of land conveyed to John L. Gross and Rose D. Gross, husband and wife, by Deed recorded in Book M66, page 10168, Microfilm Records of Klamath County, Oregon; which said iron pipe marks the true point of beginning of this description; thence, continuing West along said one-sixteenth section line a distance of 75 feet; thence North 2°17' East a distance of 195 feet, more or less, to the center line of the County Road known as the West Side Highway or the Rocky Point Road; thence Southeasterly along the center line of said County Road to a point which is North 2°17' East from said 3/4 inch iron pipe which marks the Northwest corner of said Gross Tract; thence South 2°17' West a distance of 159 feet, more or less, to said 3/4 inch iron pipe which marks the Northwest corner of said Gross Tract and which marks the true point of beginning of this description.

EXCEPTING THEREFROM that portion thereof lying within the boundaries of Rocky Point Road, also known as Westside Road.

**PARCEL TWO:**

A tract of land situated in the NE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of NE1/4 NE1/4 of said Section 3, which said point is also the Northeast corner of the SE1/4 NE1/4 of said Section 3; thence West along the one-sixteenth line lying between the NE1/4 NE1/4 and the SE1/4 NE1/4 of said Section 3, a distance of 350 feet, more or less, to an iron pin set on concrete which is a corner of the tract of land conveyed to C.T. Darley by deed recorded in Volume 342 at Page 209 of Klamath County, Oregon Deed Records, and which is also the Northeast corner of the tract of land conveyed to John L. Gross, et ux., by Deed recorded in Book M66, page 10168, Microfilm Records of Klamath County, Oregon; and which said point is the true point of beginning of this description; thence, continuing West along said one-sixteenth line a distance of 75 feet, more or less, to the Northwest corner of said Gross Tract; thence North 2°17' East a distance of 159 feet, more or less, to the center line of the County Road known as the West Side Highway or the Rocky Point Road; thence Easterly on the center line of said County Road to a point which is located North 2°17' East a distance of 148 feet, more or less, from the true point of beginning of this description; thence South 2°17' West a distance of 148 feet, more or less, to the true point of beginning of this description.

EXCEPTING THEREFROM that portion thereof lying within the boundaries of Rocky Point Road, also known as Westside Road.

PARCEL THREE

TRACT A

A tract of land situated in the NE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath C County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of NE1/4 NE1/4 of said Section 3, which said point is also the Northeast corner of the SE1/4 NE1/4 of said Section 3; thence West along the one-sixteenth line lying between the NE1/4 NE1/4 and the SE1/4 NE1/4 of said Section 3, a distance of 200 feet to an iron bolt set in concrete which marks the Northwest corner of the Tract of land conveyed to C.T. Darley by deed recorded in Volume 286 at page 549, Deed Records of Klamath County, Oregon; thence continuing West along the one-sixteenth line a distance of 75 feet to the true point of beginning of this description; thence continuing West along the one-sixteenth line a distance of 75 feet, more or less, to an iron pin set on concrete which is a corner of the tract of land conveyed to C. T. Darley by Deed recorded in Book 342 at Page 209, Deed Records of Klamath County, Oregon, and which is also the Northeast corner of the tract of land conveyed to John L. Gross, et ux., by Deed recorded in Book M66, page 10168, Microfilm Records of Klamath County, Oregon; thence North 2° 17' East a distance of 148 feet, more or less, to the center line of the County Road known as the West Side Highway or the Rocky Point Road; thence Easterly on the center line of said County Road to a point which is located North 2° 17' East a distance of 150 feet, more or less, from the true point of beginning of this description; thence South 2° 17' West a distance of 150 feet, more or less, to the true point of beginning of this description.

EXCEPTING THEREFROM that portion thereof lying within the boundaries of Rocky Point Road, also known as Westside Road.

TRACT B

A tract of land situated in the NE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath C County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of NE1/4 NE1/4 of said Section 3, which said point is also the Northeast corner of the SE1/4 NE1/4 of said Section 3; thence West along the one-sixteenth line lying between the NE1/4 NE1/4 and the SE1/4 NE1/4 of said Section 3, a distance of 200 feet to an iron bolt set in concrete which marks the Northwest corner of the Tract of land conveyed to C.T. Darley by deed recorded in Volume 286 at page 549, Deed Records of Klamath County, Oregon; said iron bolt being the true point of beginning of this description; thence continuing West along the one-sixteenth line a distance of 75 feet; thence North 2° 17' East a distance of 150 feet, more or less, to the center line of the County Road known as the West Side Highway or the Rocky Point Road; thence Easterly on the center line of said County Road to the Northwest corner of a tract of land conveyed to C. T. Darley by Deed recorded in Book 342 at Page 209, Deed Records of Klamath County, Oregon; thence South 1° 09' West along the West line of said tract of land conveyed to C.T. Darley by said deed recorded in Book 342 at Page 209, Deed Records of Klamath County, Oregon, Ma distance of 157 feet, more or less, to the true point of beginning of this description.

EXCEPTING THEREFROM that portion thereof lying within the boundaries of Rocky Point Road, also known as Westside Road.