

Returned at Counter

Lam Law

AFTER RECORDING, RETURN TO:
Stephen M. Schutz & Jill L. Schultz, Trustor/Trustee
12061 Kestrel Rd.
Klamath Falls, OR 97601

2024-009344
Klamath County, Oregon



10/25/2024 03:38:23 PM

Fee: \$82.00

Until requested otherwise, send all tax statements to:
Stephen M. Schutz & Jill L. Schultz, Trustor/Trustee
12061 Kestrel Rd.
Klamath Falls, OR 97601

WARRANTY DEED

Stephen M. Schultz and Jill L. Schultz "Grantor," hereby conveys, grants, sells and warrants, to **Stephen M. Schultz and Jill L. Schultz**, as Trustees of the *Stephen and Jill Schultz Joint Revocable Living Trust* under agreement dated October 21, 2024, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

Lot 140, RUNNING Y RESORT, PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.


STEPHEN M. SCHULTZ

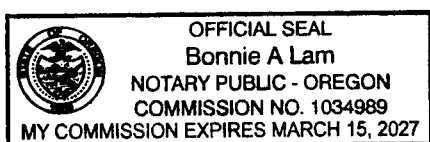

JILL L. SCHULTZ

STATE OF OREGON

)
) ss.
)

County of KLAMATH

The foregoing instrument was acknowledged before me Bonnie A. Lam this 21st day of October, 2024 by **Stephen M. Schultz and Jill L. Schultz.**




Notary Public for Oregon
My Commission Expires: 3/15/2027