



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Terry Shultz and Estera Stoica
2580 SW Augusta Dr.
Beaverton, OR 97003

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

Terry Shultz and Estera Stoica
2580 SW Augusta Dr.
Beaverton, OR 97003
File No. 656652AM

STATUTORY WARRANTY DEED

Richard M. Schmitt Jr. and Laura Ann Hoover, not as Tenants in Common, but with Rights of Survivorship,

Grantor(s), hereby convey and warrant to

Terry Shultz and Estera Stoica, with right of survivorship,

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 16 in Block 15 of Tract No. 1010 First Addition to Ferguson Mountain Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$11,400.00.

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.

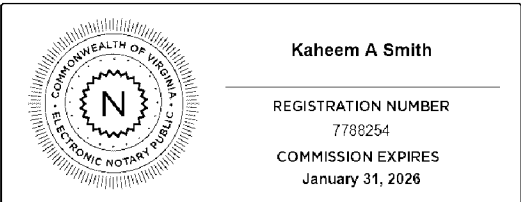
Dated: November 14th, 2024

Richard M. Schmitt Jr.
Richard M. Schmitt Jr.

State of Virginia } ss
County of Loudoun }

On this 14th day of November, 2024, before me, Kaheem A Smith, a Notary Public in and for said state, personally appeared Richard M. Schmitt Jr., known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kaheem A Smith
Notary Public for the State of Virginia
Residing at: Leesburg, VA
Commission Expires: 01/31/2026



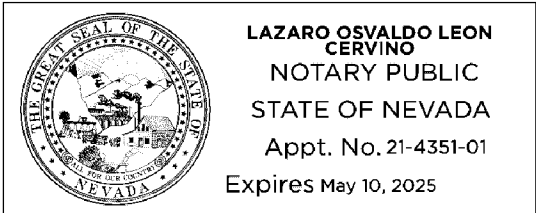
Notarized remotely online using communication technology via Proof.

Laura Ann Hoover
Laura Ann Hoover

State of Nevada } ss
County of Clark }

On this 13th day of November, 2024, before me, LAZARO OSVALDO LEON CERVINO, a Notary Public in and for said state, personally appeared Laura Ann Hoover, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lazaro
Notary Public for the State of Nevada
Residing at: Clark
Commission Expires: 05/10/2025



Notarized remotely using audio-video communication technology via Proof.