



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Donald E. Schreiner Jr. and Virginia E. Schreiner
3627 Ross Ln.
Central Point, OR 97502

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

Donald E. Schreiner Jr. and Virginia E. Schreiner
3627 Ross Ln.
Central Point, OR 97502
File No. 665936AM

STATUTORY WARRANTY DEED

John W. Tomlin and Susan M. Tomlin, Trustees (or any successor trustees) of the Tomlin Family Trust under agreement dated January 13, 2022,

Grantor(s), hereby convey and warrant to

Donald E. Schreiner Jr. and Virginia E. Schreiner, as Tenants by the Entirety,

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 343 of Running Y Resort, Phase 4, Second Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$360,000.00.

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: March 7, 2025

Tomlin Family Trust

By:

John W. Tomlin, Trustee

By:

Susan M. Tomlin, Trustee

State of Oregon } ss.
County of Klamath }

On this 7th day of March, 2025, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared John W. Tomlin and Susan M. Tomlin known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Tomlin Family Trust, and acknowledged to me that he/she/they executed the same as Trustees.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

