



2025-002366
Klamath County, Oregon
04/02/2025 08:37:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Chris Whittemore and Shelly Whittemore

5609 Hart Ct

Klamath Falls, OR 97601

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

Chris Whittemore and Shelly Whittemore

5609 Hart Ct

Klamath Falls, OR 97601

File No. 669800AM

STATUTORY WARRANTY DEED

Steven Paul Schoenfelder, Trustee, or their successors in trust, under the Marjorie L. Schoenfelder Living Trust, dated April 28, 2014 and any amendments thereto,

Grantor(s), hereby convey and warrant to

Chris Whittemore and Shelly Whittemore, 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 9, Block 109, Buena Vista Addition to the City of Klamath Falls, 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 \$100,000.00.

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.

Marjorie L. Schoenfelder Living Trust

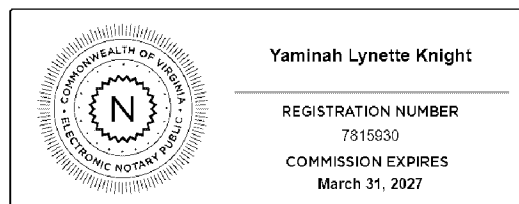
By: Steven Paul Schoenfelder Trustee
Steven Paul Schoenfelder, Trustee

State of Virginia } ss.
County of Dinwiddie }

On this 31st day of March, 2025, before me, Yaminah Lynette Knight a Notary Public in and for said state, personally appeared Steven Paul Schoenfelder known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Marjorie L. Schoenfelder Living Trust, dated April 28, 2014 and any amendments thereto, and acknowledged to me that he/she/they executed the same as Trustee.

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

Yaminah Lynette Knight 7815930
Notary Public for the State of Virginia
Residing at: Dinwiddie
Commission Expires: 03/31/2027
Electronic Notary Public



Notarized remotely online using communication technology via Proof.