

Return To:



2025-003676

Klamath County, Oregon

05/16/2025 08:48:01 AM

Fee: \$87.00

After Recording Return to:

**David Tilton Separate Property Trust and
The Lauri Schutz Trust
713 Avenida Azor
San Clemente, CA 92673**

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE24153 / 1000700AM

STATUTORY WARRANTY DEED

Ginger Lee Sanders,

herein called grantor, convey(s) and warrant(s) to

**David Tilton as trustee of the David Tilton Separate Property Trust Dated 12-20-2022, as to
an undivided 50% interest and LauriAnn Tilton trustee of The Lauri Schutz Trust Dated May
15, 2015, as to an undivided 50% interest,**

herein called grantee, all that real property situated in the County of Klamath, State of Oregon,
described as:

**Lot 21 in Block 22 of Tract 1113, Oregon Shores Unit 2, according to the official plat thereof
on file in the office of the County Clerk, Klamath County, Oregon.**

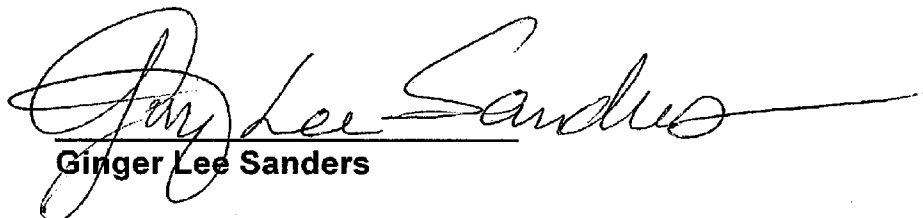
(242909, Map and Taxlot 3507-018DB-01400)

and covenant(s) that grantor is the owner of the above described property free of all
encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and
easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or
drainage; and except any real property taxes due but not yet payable; and will warrant and defend
the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$50,000.00.**

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, AND 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: 05-09-25


Ginger Lee Sanders

STATE OF OREGON, County of Deschutes) ss.

On May 9, 2025, personally appeared the above named **Ginger Lee Sanders** and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: 

Notary Public for Oregon

My commission expires: 3/13/29

