

Return To:



2025-003685

Klamath County, Oregon

05/16/2025 01:47:01 PM

Fee: \$87.00

After Recording Return to:
David Tilton Separate Property Trust
The Lauri Schutz Trust
713 Avenida Azor
San Clemente, CA 92673

Until change, tax statement shall
be sent to:

Same as Above

File No. DE24153

STATUTORY BARGAIN AND SALE DEED

David D. Tilton and LauriAnn Tilton, as Tenants by the Entirety,
hereinafter called grantor, does hereby grant, bargain, sell and convey unto

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,

hereinafter called grantee, unto grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 20 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.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration for this conveyance is \$0.00 (Vesting Change)

In construing this deed and where the context so requires, the singular includes plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

**THIS DOCUMENT FILED FOR RECORD BY
DESCHUTES COUNTY TITLE COMPANY AS
AN ACCOMMODATION ONLY, IT HAS NOT
BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO ITS EFFECT UPON THE TITLE**

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.

In Witness Whereof, the grantor has executed this instrument this 15 day of May, 2025

By: 

David D. Tilton

By: 

LauriAnn Tilton

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA, County of ORANGE) ss.

On May 15, 2025, personally appeared the above named David D. Tilton and LauriAnn Tilton and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: 

Notary Public for CALIFORNIA

My commission expires: SEPT 25, 2025

