

Return To:



**2025-003768**

Klamath County, Oregon

05/20/2025 12:52:01 PM

Fee: \$87.00

After Recording Return to:

**J + L Ventures, LLC, an Oregon Limited Liability  
Company  
PO Box 266  
Christmas Valley, OR 97641**

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

File No. DE24221/1001030

### **STATUTORY WARRANTY DEED**

**James Allan Schamus, aka James Allen Schamus, Trustee of the Clarita Karlin Seperate  
Property Trust, dated January 12, 2000,**

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

**J + L Ventures, LLC, an Oregon Limited Liability Company,**

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

Lot 18, Block 12, SUN FOREST ESTATES, TRACT 1060, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County, Oregon.

**(Acct: 142438, Map and Taxlot: 2310-036D0-11600)**


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 **\$65,000.00**.

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: 5/17/25

Clarita Karlin Seperate Property Trust, dated January 12, 2000

  
By James Allen Schamus, Trustee

STATE OF New York, County of Columbia ) ss.

On May 17<sup>th</sup>, 2025, personally appeared the above named **James Allen Schamus, Trustee of the Clarita Karlin Seperate Property Trust, dated January 12, 2000** and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Martha W. Dardani

Notary Public for New York State

My commission expires: 6/26/2026

Martha W. Dardani  
No. 01DA6148615  
Notary Public, State of New York  
Qualified in Columbia County  
My Commission Expires 06/26/2026