



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006905

Klamath County, Oregon

08/08/2025 08:51:01 AM

Fee: \$97.00

After recording return to:

Kim Schumann

836 N. 2nd St.

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be

sent to the following address:

Kim Schumann

836 N. 2nd St.

Klamath Falls, OR 97601

File No. 1015285

STATUTORY WARRANTY DEED

Christina M. Roberts and Benjamin C. Roberts, as Trustees of the Benjamin C. Roberts and Christina M. Roberts Revocable Living Trust Dated February 13, 2023, and their Successors in Trust, Grantor(s), hereby convey and warrant to

Kim Schumann,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$250,000.00.

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:


Real property taxes due, if any, but not yet payable

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: August 7, 2025

Benjamin C. Roberts and Christina M. Roberts Revocable Living Trust

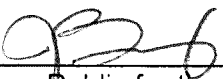
By: 
Christina M. Roberts, Trustee

By: 
Benjamin C. Roberts, Trustee

State of Oregon} ss.
County of Klamath}

On this 7th day of August, 2025, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Christina M. Roberts and Benjamin C. Roberts known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Benjamin C. Roberts and Christina M. Roberts Revocable Living Trust and acknowledged that 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.


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

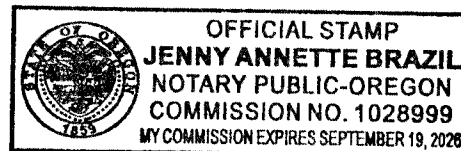


EXHIBIT 'A'

A portion of Lots 2, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the iron pin marking the Northeasterly corner of Lot 2, Block 102, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence South $63^{\circ}22' 1/2''$ West along the Northerly line of said Lot 2, 44.75 feet to the Northwestern corner of said Lot 2; thence South $26^{\circ}37' 1/2''$ East along the Westerly line of said Lot 2, 70.55 feet to an iron pin; thence North $44^{\circ}11' 1/2''$ East 69.50 feet to an iron pipe on the Northeasterly line of said Lot 2; thence North $50^{\circ}22' 1/2''$ West along the Northeasterly line of said Lot 2, 52.05 feet to the point of beginning.

ALSO the Easterly 40 feet of Lot 3 and the Easterly 40 feet of the Northerly 12.3 feet of Lot 4 in Block 102 in BUENA VISTA ADDITION to the City of Klamath Falls.