



THIS SPACE RESERVED FOR RECORDER'S USE

2025-008683

Klamath County, Oregon

09/30/2025 08:40:02 AM

Fee: \$92.00

After recording return to:

Ernest Clive Ellis and Lorraine Evalyn

McPherson

23639 Bliss Rd.

Sprague River, OR 97639

Until a change is requested all tax statements
shall be

sent to the following address:

Ernest Clive Ellis and Lorraine Evalyn

McPherson

23639 Bliss Rd.

Sprague River, OR 97639

File No. 1024168

STATUTORY WARRANTY DEED

Linda D. Schmeits, Trustee of The Alan and Linda Schmeits Trust dated April 29, 2025, Grantor(s),
hereby convey and warrant to

Ernest Clive Ellis and Lorraine Evalyn McPherson, with right of survivorship,

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:

**The West 1/3 of the W1/2 of the S1/2 of the SW1/4 of the SW1/4 of Section 23, Township 36 South,
Range 10 East of the Willamette Meridian, Klamath County, Oregon.**

EXCEPT for the Southerly 60 feet thereof reserved for public access easements.

The true and actual consideration for this conveyance is \$7,500.00.

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: Sept 27, 2025

The Alan and Linda Schmeits Trust

By: Linda D. Schmeits
Linda D. Schmeits, Trustee

State of Oregon } ss.
County of Washington }

On this 27 day of September, 2025, before me, Daniela Monique Pulido, a Notary Public in and for said state, personally appeared Linda D. Schmeits known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of The Alan and Linda Schmeits Trust and acknowledged that she 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.

Daniela Monique Pulido
Notary Public for the State of Oregon
Residing at: Aloha, OR
Commission Expires: 12/28/2026

