



THIS SPACE RESERVED FOR RECORDER'S USE

2025-010523  
Klamath County, Oregon  
11/25/2025 08:28:02 AM  
Fee: \$92.00

After recording return to:  
David Tilton Separate Property Trust, dated  
December 20, 2022 and The Lauri Schutz  
Trust, dated May 15, 2015  
\_\_\_\_\_  
713 Avenida Azor  
\_\_\_\_\_  
San Clemente, CA 92673  
\_\_\_\_\_

Until a change is requested all tax statements  
shall be  
sent to the following address:  
David Tilton Separate Property Trust, dated  
December 20, 2022 and The Lauri Schutz  
Trust, dated May 15, 2015  
\_\_\_\_\_  
713 Avenida Azor  
\_\_\_\_\_  
San Clemente, CA 92673  
\_\_\_\_\_  
File No. 1034986  
\_\_\_\_\_

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### STATUTORY WARRANTY DEED

Dennis Vader, Grantor(s), hereby convey and warrant to

David Tilton, Trustee of the David Tilton Separate Property Trust, dated December 20, 2022, as to an undivided 50% interest, and Lauri Ann Tilton, Trustee of The Lauri Schutz Trust, dated May 15, 2015, as to an undivided 50% interest,

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:

**Lot 19, Block 22, TRACT NO. 1113, OREGON SHORES UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$52,000.00.**

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:

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: 11-24-25

Dennis Vader  
Dennis Vader

80 State of Oregon } ss  
County of ~~Josephine~~ Klamath

On this 24th day of November, 2025, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Dennis Vader, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

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

