

2012-003333

Klamath County, Oregon



0011601820120003330020029

03/30/2012 11:10:23 AM

Fee: \$42.00

MT92901-MS

GRANTOR NAME AND ADDRESS:

JAMES G. CLARK and PATRICIA M. CLARK

GRANTEE NAME AND ADDRESS:

JON DAVID SCHNEBLY and LAURIE KAY GOOLSBY  
20766 Keno Worden Road  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

AmeriTitle  
300 Klamath Avenue  
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

GRANTEES

20766 Keno Worden Road  
Klamath Falls, OR 97603

**WARRANTY DEED - STATUTORY FORM**

**JAMES G. CLARK and PATRICIA M. CLARK, Husband and Wife, Grantors,** convey and warrant to **JON DAVID SCHNEBLY and LAURIE KAY GOOLSBY, Husband and Wife, GRANTEES,** the following described real property in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein.

Parcel 1 of Land Partition 44-08, being a replat of  
Parcels 2 and 3 of Land Partition 17-98 and Parcel 2  
of Land Partition 46-95, N1/2 of Section 33 and the  
S1/2 of Section 28, Township 40 South, Range 8 East  
of the Willamette Meridian, Klamath County, Oregon,  
filed October 15, 2009 in Volume 2009-013437, Microfilm  
Records of Klamath County, Oregon.

Account No: 4008-03300-00100-000, Key No. R625997

Account No: 4008-03300-00100-000, Key No. R885422

Account No: 4008-02800-01402-000, Key No. R886948

The above described property is free of encumbrances except all those items of record, if any, as of the date of this deed.

The true and actual consideration for this conveyance is \$145,000.00.

"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

Warranty Deed

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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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

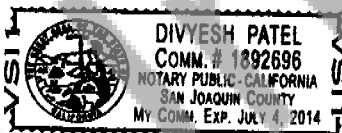
DATED this 27<sup>th</sup> day of March, 2012.

  
JAMES G. CLARK

  
PATRICIA M. CLARK

CALIFORNIA San Joaquin  
STATE OF OREGON, County of Klamath) ss:

Personally Appeared JAMES G. CLARK and PATRICIA M. CLARK before me on the 27<sup>th</sup> day of March, 2012, and acknowledged the foregoing instrument to be their voluntary act and deed.



  
NOTARY PUBLIC FOR ~~OREGON~~ CALIFORNIA  
My Commission Expires: July 4, 2014