



2013-004853
Klamath County, Oregon
05/06/2013 03:23:07 PM
Fee: \$42.00

After recording return to:
John P. Schreiner
2750 Nile Street
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
John P. Schreiner
2750 Nile Street
Klamath Falls, OR 97603

Escrow No. MT97271-SH
Title No. 0097271
SWD r.020212

STATUTORY WARRANTY DEED

Larry W. Harrison and Susan E. Harrison, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

John P. Schreiner and Denise L. Schreiner, as tenants by the entirety,

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:

Parcel 2 of "Land Partition 9-95", being a portion of Parcel 3 of "Minor Land Partition 46-91" and a portion of Lot 19 of HOMELAND TRACTS NO. 2, all in the SW1/4 SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$255,000.00**.

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:

42 AMT

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 this 1~~3~~ day of May, 13.

Larry W. Harrison
Larry W. Harrison

Susan E. Harrison
Susan E. Harrison

State of Oregon
County of Klamath

This instrument was acknowledged before me on May 1st, 2013 by Larry W. Harrison and Susan E. Harrison.



Howard
(Notary Public for Oregon)

My commission expires 11-18-15