



THIS SPACE RESERVED FOR RECORDER'S USE

**2013-007649**

**Klamath County, Oregon**

**07/05/2013 03:34:00 PM**

**Fee: \$47.00**

After recording return to:

Glenn Eric Peterson

4849 Gettle St.

Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:

Glenn Eric Peterson

4849 Gettle St.

Klamath Falls, OR 97603

Escrow No. MT97894-SH

Title No. 0097894

SWD r.020212

### STATUTORY WARRANTY DEED

**John H. Schmidt,**

Grantor(s), hereby convey and warrant to

**Glenn Eric Peterson,**

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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **\$1.00**.

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:

**2013-2014 Real Property Taxes a lien not yet due and payable.**

47Amt

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 2 day of July, 2013.

John H. Schmidt

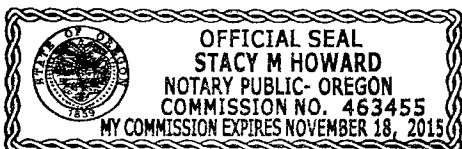
John H. Schmidt

Tresa L. Schmidt as attorney in fact

By: Tresa L. Schmidt, as his Attorney in fact

State of Oregon  
County of Klamath

This instrument was acknowledged before me on July 2, 2013 by Tresa L. Schmidt, as Attorney in Fact for John H. Schmidt.



Stacy M. Howard

(Notary Public for Oregon)

My commission expires 11-18-15

## LEGAL DESCRIPTION

### “EXHIBIT A”

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#### EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situate in the N1/2 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the NE corner of Lot 51, ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and running thence North 0° 47' 30" West 30 feet to a point on the South line of the N1/2 NW1/4 of said Section 14, said point being the true point of beginning of this description; thence continuing North 0° 47' 30" West 30 feet to a point; thence South 89° 33' East 140 feet, to a point; thence North 0° 47' 30" West 200 feet to a point; thence North 89° 33' West 140 feet to a point on the East line of Gettle Street; thence North 0° 47' 30" West along said East line of Gettle Street 139.7 feet to a point; thence North 79° 12' 30" East 101.5 feet to a point; thence North 69° 31' 20" East along the Southerly line of FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, 563.86 feet to a point; thence South 28° 27' 30" East along the Westerly line of Lot 20, Block 4, FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, 135.77 feet to a point on the Northerly line of the USBR A-3 Lateral; thence Southwesterly along said Northerly line to a point on the South line of the N1/2 NW1/4 of said Section 14; thence North 89° 36' 30" West along the South line of said N1/2 NW1/4 of Section 14, 357.75 feet to the true point of beginning.

EXCEPTING THEREFROM a parcel of land situate in the N1/2 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the NE corner of Lot 51, ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and running thence North 0° 47' 30" West 30 feet to a point on the South line of the N1/2 NW1/4 of said Section 14, said point being the true point of beginning of this description thence continuing North 0° 47' 30" West 30 feet to a point; thence South 89° 33' East 140 feet, to a point; thence North 0° 47' 30" West 200 feet to a point; thence North 00°53'13" West 174.46 feet to a point thence North 69° 31' 20" East along the Southerly line of FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, 563.86 feet to a point; thence South 28° 27' 30" East along the Westerly line of Lot 20, Block 4, FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, 135.77 feet to a point on the Northerly line of the USBR A-3 Lateral; thence Southwesterly along said Northerly line to a point on the South line of the N1/2 NW1/4 of said Section 14; thence North 89° 36' 30" West along the South line of said N1/2 NW1/4 of Section 14, 357.75 feet to the true point of beginning.

Also known as Parcel 2 of Minor Land Partition 19-91.