

1st 2164924 LW



After recording return to:  
Melissa Schroeder  
111 N Rogers Street  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Melissa Schroeder  
111 N Rogers Street  
Klamath Falls, OR 97601

File No.: 7021-2164924 (LW)  
Date: January 30, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Christopher D McClure and Justine M McClure**, Grantor, conveys and warrants to **Melissa Schroeder**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**All that portion of Block 20 of RIVERSIDE ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows:**

**Beginning at the most Southerly corner of said Block 20 and running thence North 66° East along the Northerly line of Main Street (formerly Bridge Street) a distance of 58.1 feet; thence Northwesterly 55 feet to a point in the Westerly line of said Block 20, 78.7 feet Northerly from the place of beginning, thence South 21° West along the Westerly line of said Block 20, 78.7 feet to the point of beginning.**

**NOTE: This legal description was created prior to January 1, 2008.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$52,000.00**. (Here comply with requirements of ORS 93.030)

1st 47-

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.

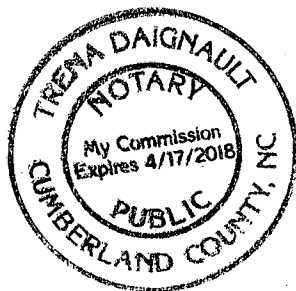
Dated this 31 day of January, 2014.

Christopher D McClure by Justine M McClure  
Christopher D McClure by Justine M. McClure  
his attorney in fact as his attorney in fact

Justine M McClure  
Justine M McClure

STATE OF nc )  
County of Cumberland ) ss.

This instrument was acknowledged before me on this 31 day of January, 2014  
by **Christopher D McClure by Justine M. McClure as his attorney in fact and Justine M McClure.**



Trena Daignault  
Notary Public for nc  
My commission expires: 4-17-18