

187 2314343-LW

2014-011176  
Klamath County, Oregon  
10/24/2014 10:53:53 AM  
Fee: \$47.00



After recording return to:  
Tim Fettinger and Pamela Fettinger  
12550 Hwy 66  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Tim Fettinger and Pamela Fettinger  
12550 Hwy 66  
Klamath Falls, OR 97601

File No.: 7021-2316363 (LW)  
Date: September 09, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Stephen Schwarz and JoAnna Schwarz**, Grantor, conveys and warrants to **Tim Fettinger and Pamela Fettinger, husband and wife as Tenants by the Entirety**, 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:

**A portion of the SE1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:**

**Beginning at a point on the West line of Summers Lane, a county road in Klamath County, Oregon, which is North 1° 12' East 346.7 feet and thence South 88° 44' West 30 feet from the one quarter corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian; thence North 1° 12' East along the West line of said Summers Lane, a distance of 120.0 feet; thence South 88° 44' West 60.0 feet; thence South 1° 12' West 120.0 feet; thence North 88° 44' East 60.0 feet to the point of beginning, being a parcel of land in the SE1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, containing 0.17 of an acre, more or less.**

**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 **\$43,000.00**. (Here comply with requirements of ORS 93.030)

F.  
52.00

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, 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.

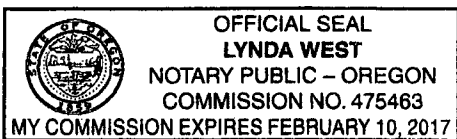
Dated this 23 day of October, 2014.

Stephen Schwarz  
Stephen Schwarz

JoAnna Schwarz  
JoAnna Schwarz

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 23 day of October, 2014  
by **Stephen Schwarz and JoAnna Schwarz**.



Lynda West  
Notary Public for Oregon  
My commission expires: 2-10-17