



2015-005257
Klamath County, Oregon
05/22/2015 03:12:51 PM
Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Dustin Schroeder and Amy Schroeder

PO Box 399

Boring, OR 97009

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

Dustin Schroeder and Amy Schroeder

PO Box 399

Boring, OR 97009

File No. 45215AM

STATUTORY WARRANTY DEED

Kenneth J. Steward and Gina R. Steward, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Dustin Schroeder and Amy Schroeder, 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:

SEE ATTACHED EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-019B0-00500-000

2310-019B0-00600-000

The true and actual consideration for this conveyance is **\$59,900.00.**

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:

Return to:
 AmeriTitle

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 21 day of May, 2015

Kenneth J. Steward

Gina R. Steward
Gina R. Steward

State of _____ } ss
County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared Kenneth J. Steward, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he executed same.

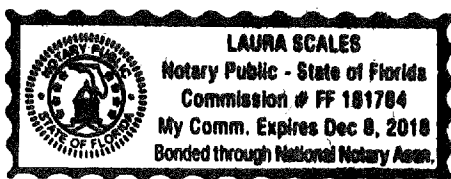
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of Florida } ss
County of Citrus }

On this 21 day of May, 2015, before me, Laura Scales, a Notary Public in and for said state, personally appeared Gina R. Steward, known or identified to me to be the person(s) whose name(s) is subscribed to the within Instrument and acknowledged to me that she executed same.

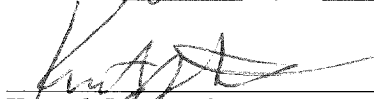
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Laura Scales
Notary Public for the State of Florida
Residing at: Seacoast Credit Union - Inverness, FL
Commission Expires: Dec. 8, 2018

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 21 day of May, 2015

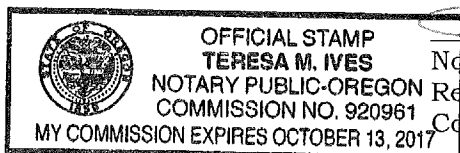

Kenneth J. Steward

X
Gina R. Steward

State of Oregon } ss
County of Deschutes }

On this 21 day of May, 2015, before me, Teresa M. Ives, a Notary Public in and for said state, personally appeared Kenneth J. Steward, known or identified to me to be the person(s) whose name(s) is are subscribed to the within Instrument and acknowledged to me that he executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




Notary Public for the State of Oregon
Residing at: Salt Lake
Commission Expires: 10/13/17

State of _____ } ss
County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared Gina R. Steward, known or identified to me to be the person(s) whose name(s) is subscribed to the within Instrument and acknowledged to me that she executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

EXHIBIT "A"

45215AM

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

A parcel of land lying in the Northeast quarter (NE1/4) of Section 24, Township 23 South, Range 9 East, and the Northwest quarter (NW1/4) of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of the following described property:

The tract of land which was conveyed by that certain deed to the State of Oregon by and through its State Highway Commission, recorded in Book 253 page 298 of Klamath County Records of Deeds. The said parcel being described as follows:

Beginning at a point on the East line of said Section 24, 330 feet South from the Northeast corner of said Section, said point also being on the South line of the NW1/4 of the NW1/4 of the NW1/4 of the NW1/4 of said Section 19; thence East 18 feet along said South line to the East line of said property; thence North along the East line of said property 113 feet, more or less, to a line which is parallel to and 100 feet Easterly of the relocated center line of the Dalles California Highway; thence South 30°48' West parallel to the said center line 132 feet, more or less, to the said South line; thence East 50 feet, more or less to the point of beginning.

ALSO beginning at a point in the East line of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, 200 feet South from the Northwest corner of said Section; thence South parallel to the East line of Section 24 a distance of 26 feet; thence East parallel to the North line of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, a distance of 17 feet; thence Southerly to the South line of the NW1/4 of the NW1/4 of the NW1/4 of the NW1/4 of said Section 19, to a point 18 feet East of the West line of said Section 19, a distance of approximately 104 feet; thence East parallel to the said South line of the NW1/4 of the NW1/4 of the NW1/4 of the NW1/4 of said Section 19, and the prolongation thereof a distance of 550 feet; thence North parallel to the West line of said Section 19, a distance of 130 feet; thence West parallel with the North line of said Section 19, a distance of approximately 530 feet to the place of beginning, all being located in a part of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.