



2015-005598
Klamath County, Oregon
06/01/2015 02:54:15 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Charles Randolph Rouse

8123 Highway 66

Klamath Falls, OR 97601

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

Charles Randolph Rouse

8123 Highway 66

Klamath Falls, OR 97601

File No. 42058AM

STATUTORY WARRANTY DEED

Matthew D. Schoch and Alyssa M. Szepe, not as Tenants in Common, but with full right of survivorship,

Grantor(s), hereby convey and warrant to

Charles Randolph Rouse ,

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:

A portion of the SW1/4 of the NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point marked by an iron pin on the North line of the Klamath Falls Ashland Highway and distant along said North line of Highway 277.9 feet from the intersection of said line and the East line of said SW1/4 NW1/4; thence Southwesterly along said line of Highway 425 feet to the Southeast corner of the property herein described; thence North 35° West 400 feet; thence Southwesterly and parallel with said line of Highway 125 feet; thence South 35° East 400 feet to said line of Highway; thence Northeasterly along said line of Highway 125 feet to place of beginning, being the Southeast corner of the property herein described.


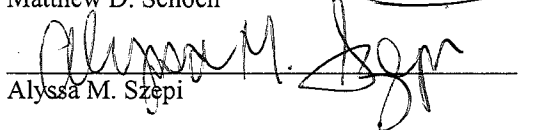
The true and actual consideration for this conveyance is **\$142,000.00.**

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:

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 28th day of MAY, 2015.


Matthew D. Schoch

Alyssa M. Szepi

State of Oregon} ss
County of Klamath}

On this 28th day of MAY, 2015, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Matthew D. Schoch and Alyssa M. Szepi, 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/she/they 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: Klamath
Commission Expires: 9-8-17

