

2015-009969

Klamath County, Oregon

RECORDING REQUESTED BY

Marken Enterprises Inc.

WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENTS TO

Kenneth Schneider

5808 Daggett Ave.

Bakersfield, CA. 93309



00175651201500099690030036

09/09/2015 10:42:27 AM

Fee: \$52.00

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Marken Enterprises Inc., a California Corporation,
whose mailing address is 644 N. Poplar St. # C Orange, CA. 92868
Herein after called Grantor

Hereby Conveys and Warrants to
Kenneth Mark Schneider and Tina Sue Schneider, husband and wife as joint tenants
whose mailing address is 5808 Daggett Ave. Bakersfield, CA. 93309
Herein after called Grantee

the following described real property in the County of Klamath, State of Oregon:

See Exhibit "A" attached hereto and made a part hereof

Account No.: R-291222

Map No.: R-3512-00700

Tax Lot No.: 02700

The true and actual consideration for this conveyance is \$ 1,831.00

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 195.386 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 2020.

Marken Enterprises Inc. a California Corporation

Dated 9-2-15


Kenneth J. La Tourette, Secretary

A Notary Public or other Officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF California
COUNTY OF Orange

On 9.2.15 before me,

Brij Prasad Notary Public (here insert name and title of the officer),

personally appeared Kenneth J. La Tourette,

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Exhibit "A"

Legal Description

The Land Referred to Herein is Situated in the State of Oregon, County of Klamath, and is Described as Follows:

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 7, Township 35 South, Range 12 East, Willamette Meridian, according to the Official Records on file in the Office of the County Clerk of said Klamath County, Oregon.

Reserving therefrom a non-exclusive easement of 30 feet along the Northern Border of the above described parcel for ingress, egress and public utilities, to be used in common with others.

R-3512-00700-02700