



THIS SPACE RES

2016-012008

Klamath County, Oregon

11/09/2016 01:40:01 PM

Fee: \$47.00

After recording return to:

Mary Schiefelbein

PO Box 36

Bonanza, OR 97623

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

Mary Schiefelbein

PO Box 36

Bonanza, OR 97623

File No. 130859AM

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### STATUTORY WARRANTY DEED

**John Robustelli and Teresa Robustelli, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Mary Schiefelbein ,**

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:

**Beginning at a point 36 feet East of Rock No. 2 at the center of the South boundary of Market Street as shown on the plat of First Addition to Bonanza, Oregon, and North 33°45' East 122.5 feet along the Easterly line of Market Street; thence South 56°15' East 140 feet; thence South 33°45' West 40 feet; thence North 56°15' West 140 feet to Market Street; thence North 33°45' East 40 feet to the point of beginning.**

**ALSO, beginning at a point which is 36 feet East and North 33°45' East 122.5 feet from Rock No. 2 designating the center of the South boundary of Market Street; thence South 56°15' East 140 feet; thence North 33°45' East 50 feet; thence North 56°15' West 140 feet; thence South 33°45' West 50 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$43,797.33.

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:

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 9 day of November, 2016.

Teresa E. Robustelli  
Teresa Robustelli

John Robustelli  
John Robustelli

State of Oregon } ss  
County of Klamath }

On this 9 day of November 2016, before me, a Notary Public in and for said state, personally appeared Teresa E. Robustelli and John Robustelli, 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.

Lynda West  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 2-10-17

