



THIS SPACE RESER

2017-002137
Klamath County, Oregon
02/28/2017 03:19:01 PM
Fee: \$47.00

After recording return to:

James B Neubert and Summer A Neubert

PO Box 261

Adin, CA 96006

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

James B Neubert and Summer A Neubert

PO Box 261

Adin, CA 96006

File No. 153413AM

STATUTORY WARRANTY DEED

Edward Schiavino,

Grantor(s), hereby convey and warrant to

James B Neubert and Summer A Neubert, 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:

A part of Lot 355, Block 123, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of Home Avenue, 150 feet East from the Southeast corner of its intersection with Division Street; thence South at right angles to Home Avenue to the North line of the alley running through Block 123; thence East along the North line of said alley, 50 feet; thence North at right angles to the North line of said alley to the South line of Home Avenue; thence West along the South line of Home Avenue, 50 feet to the point of beginning

The true and actual consideration for this conveyance is \$35,000.00.

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:

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 February 2017.

Edward Schiavino
Edward Schiavino

State of Oregon } ss
County of Klamath }

On this 28th day of February, 2017, before me, Twila Pellegrino Notary Public in and for said state, personally appeared Edward Schiavino, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12-3-2018

