



THIS SPACE RESERVED FOR

2017-013921  
Klamath County, Oregon  
12/06/2017 01:39:01 PM  
Fee: \$52.00

After recording return to:

Chung Yiu Pak and Maegan Pak

8250 Hill Road

Klamath Falls, OR 97603

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

Chung Yiu Pak and Maegan Pak

8250 Hill Road

Klamath Falls, OR 97603

File No. 196837AM

### STATUTORY WARRANTY DEED

**Erin A. Schuhmacher and Jed A. Schuhmacher, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Chung Yiu Pak and Maegan Pak, 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 tract of land situated in the NE1/4 of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a 5/8 inch iron pin marking the Northeast corner of the NW1/4 NE1/4 of said Section 28; thence South 89°54'41" East 10.70 feet; thence South 00°19'32" West 1537.06 feet; thence West 882.06 feet to a point marking the true point of beginning of this description; thence South 320.00 feet more or less; thence West on a line passing over the center of a well, 280.31 feet; thence North 21°52'50" West 175.57 feet; thence North 01°58'00" East 157.18 feet; thence East 340.34 feet to the true point of beginning.**

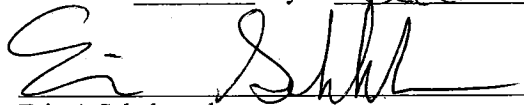
**Together with an easement for ingress and egress as granted by instrument recorded September 26, 1972 in Volume M72, Page 10888, Microfilm Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$278,000.00.

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:

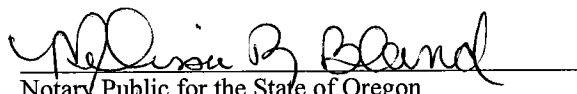
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 01 day of December, 2017.

  
Erin A Schuhmacher

State of Oregon } ss  
County of Klamath }

On this 1 day of December, 2017, before me, Melissa B Bland a Notary Public in and for said state, personally appeared Erin A. Schuhmacher, 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 County  
Commission Expires: April 20, 2018



Dated this 01 day of 12 2017.



Jed A. Schuhmacher

State of Oregon } ss  
County of Klamath }

On this 1 day of December, 2017, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Jed A. Schuhmacher, 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 County

Commission Expires:

April 20, 2018

