



2018-000528

Klamath County, Oregon

01/16/2018 10:12:01 AM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Stephen J. Schelb and Myra J. Schelb

1414 E Main Street

Klamath Falls, OR 97601

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

Stephen J. Schelb and Myra J. Schelb

1414 E Main Street

Klamath Falls, OR 97601

File No. 192676AM

STATUTORY WARRANTY DEED

Edmund M. Jarrett and Karen L. Jarrett, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Stephen J. Schelb and Myra J. Schelb, 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:

See Attached Exhibit 'A'

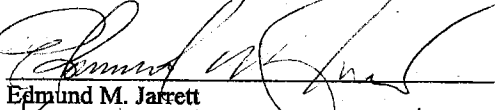
The true and actual consideration for this conveyance is \$195,000.00.

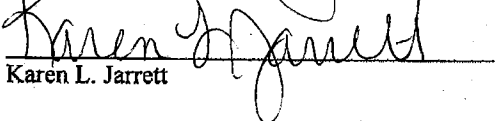
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

52747

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 3rd day of January, 2018.

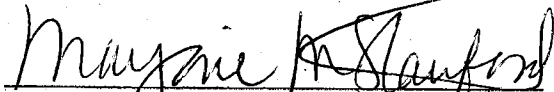

Edmund M. Jarrett


Karen L. Jarrett

State of Washington } ss
County of Benton }

On this 3rd day of January, 2018, before me, Marjorie M. Stanford a Notary Public in and for said state, personally appeared Edmund M. Jarrett and Karen L. Jarrett 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 Washington
Residing at: 9720 Schuman Ln., Pasco, WA 99301
Commission Expires: 8-14-21

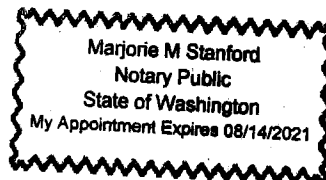


EXHIBIT 'A'

File No. 192676AM

PARCEL 1:

The North 70 feet of Lot 1, Block 203, MILLS SECOND ADDITION, to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 1, Block 203, MILLS SECOND ADDITION, to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPT the Northerly 70 feet thereof; ALSO the following described portion of Lot 2, Block 203, said Mills Second Addition:

Beginning at an iron pin at the Southeast corner of said Lot 2; thence Westerly along the Southerly line of said Lot 2, 32.0 feet to an iron pin; thence Northerly parallel to the East line of the said Lot 3, 40.0 feet to an iron pin; thence Easterly parallel to the Southerly line of said Lot 2, 32.0 feet to an iron pin on the Easterly line of said Lot 2; thence Southerly along said Easterly line 40.0 feet, more or less, to the point of beginning.

PARCEL 3:

Lot 2, Block 203, MILLS SECOND ADDITION to the City of Klamath Falls, Oregon: EXCEPT the following described portion of said Lot:

Beginning at an iron pin at the Southwest corner of said Lot 2 ; thence West along the South line of said Lot 2, 32.0 feet to an iron pin; thence North parallel to the East line of said Lot 2, 40.0 feet to an iron pin; thence East parallel to the South line of said Lot 2, 32.0 feet; thence South along the East line of said Lot 2, 40.0 feet, more or less to the point of beginning.