



THIS SPACE RESERVED FOR

2019-004006

Klamath County, Oregon

04/15/2019 01:32:01 PM

Fee: \$87.00

After recording return to:

Timothy Grever

1605 Kane St.

Klamath Falls, OR 97603

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

Timothy Grever

1605 Kane St.

Klamath Falls, OR 97603

File No. 286484AM

STATUTORY WARRANTY DEED

Brian L. Schumacher II and Maren A. Schumacher, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Timothy Grever,

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:

That portion of Lot 40, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point 473.4 feet South of the Northwest corner of said Lot 40; thence South 83.4 feet; thence East 313 feet; thence North 83.4 feet; thence West 313 feet to the point of beginning.


SAVING AND EXCEPTING therefrom that portion lying within the right of way of Kane Street as disclosed by instrument dated October 16, 1963, recorded December 2, 1963 in Deed Volume 349, page 474, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$257,000.00.

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 15th day of April, 2019

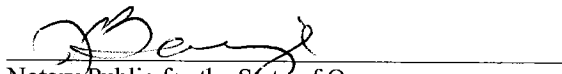

Brian L. Schumacher II


Maren A. Schumacher

State of Oregon } ss
County of Klamath

On this 15th day of April, 2019, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Brian L. Schumacher II and Maren A. Schumacher, 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: 10/23/2022

