



THIS SPACE RESERVED FOR

2019-011273

Klamath County, Oregon

09/27/2019 11:50:01 AM

Fee: \$87.00

After recording return to:

Denise Schoenbeck and James A. Schoenbeck

3541 Homedale Rd

Klamath Falls, OR 97603

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

Denise Schoenbeck and James A. Schoenbeck

3541 Homedale Rd

Klamath Falls, OR 97603

File No. 317414AM

STATUTORY WARRANTY DEED

Patricia A. Cobb, who aquired title as Patricia A. Cooper,

Grantor(s), hereby convey and warrant to

Denise Schoenbeck and James A. Schoenbeck, 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 portion of Lot 13, HOMEDALE, located in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin located South 0°20' West a distance of 203.61 feet from the Northwest corner of said Lot 13; thence South 86°22' East a distance of 124.20 feet to an iron pin; thence South 8°14' West a distance of 90.83 feet to an iron pin; thence North 87°16' West a distance of 111.84 feet to an iron pin on the Easterly edge of Homedale Road thence North 0°20' East along the Easterly edge of Homedale Road a distance of 92.29 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$168,000.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

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 25 day of September, 2019

Patricia A. Cobb
Patricia A. Cobb

State of Oregon } ss
County of Klamath }

On this 25 day of September, 2019, before me, Melissa R. Strom, a Notary Public in and for said state, personally appeared Patricia A. Cobb, 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.

Melissa R. Strom
Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 3/15/22

