



THIS SPACE RESERVED FOR

2019-012198

Klamath County, Oregon

10/17/2019 02:20:01 PM

Fee: \$87.00

After recording return to:

Russell Schieberl and Kathryn L. Schieberl

6510 S 6th St. #263

Klamath Falls, OR 97603

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

Russell Schieberl and Kathryn L. Schieberl

6510 S 6th St. #263

Klamath Falls, OR 97603

File No. 320755AM

STATUTORY WARRANTY DEED

John E. MacArthur,

Grantor(s), hereby convey and warrant to

Russell Schieberl and Kathryn L. Schieberl, 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 SE1/4 NE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, commencing at the East quarter corner of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 00 degrees 08' 00" East along the East line of said Section 9, 668.25 feet; thence leaving the East line of said Section 9 North 89 degrees 58' 00" West 268.71 feet to the point of beginning of this description; thence continuing North 89 degrees 58' 00" West 208.29 feet; thence South 00 degrees 08' 00" West 210 feet; thence South 89 degrees 52' 00" East 208.29 feet; thence North 00 degrees 08' 00" East 210.36 feet to the point of beginning.

The true and actual consideration for this conveyance is \$135,000.00.

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 11 day of October, 2019.

John E. MacArthur
John E. MacArthur

State of Oregon } ss
County of Klamath }

On this 11 day of October, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared John E. MacArthur, 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 County
Commission Expires: 3/15/22

