



2020-000550
Klamath County, Oregon
01/15/2020 09:51:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Harold K. Schorr

2115 Ogden St.

Klamath Falls, OR 97603

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

Harold K. Schorr

2115 Ogden St.

Klamath Falls, OR 97603

File No. 336421AM

STATUTORY WARRANTY DEED

Barbara Johnson and Michael Arnds, Not as Tenants in Common but with Rights of Survivorship,
Grantor(s), hereby convey and warrant to

Harold K. Schorr,

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 the NE1/4 SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 720 feet East and 792 feet North of an iron pin driven into the ground near the fence corner at the Southwest corner of the NW1/4 of Section 1 in Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway (now Klamath Falls, Lakeview Highway) and which pin is East 30 feet of the center of a road intersecting said highway from the North and 30 feet North of the center of said highway; thence East 270 feet; thence North 132 feet; thence West 270 feet; thence South 132 feet to the point of beginning.

The true and actual consideration for this conveyance is \$126,362.84.

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 13 day of JANUARY, 2020.

Barbara Johnson
Barbara Johnson

Michael Arnds
Michael Arnds

State of ARIZONA } ss
County of MOHAVE }

On this 13 day of JANUARY 2020, before me, DEBORAHANN MARSHALL, a Notary Public in and for said state, personally appeared Barbara Johnson and Michael Arnds, 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.

Deborahann Marshall
Notary Public for the State of ARIZONA
Residing at: 2580 Hwy 95 Ste 215, Bullhead City
Commission Expires: May 19, 2021 A2 86442

