



THIS SPACE RESERVED FOR

**2020-002849**

**Klamath County, Oregon**

**03/06/2020 10:01:01 AM**

**Fee: \$87.00**

After recording return to:

Don Raymond Schmidt and Johnna Schmidt

41001 McKenzie Hwy

Springfield, OR 97478

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

Don Raymond Schmidt and Johnna Schmidt

41001 McKenzie Hwy

Springfield, OR 97478

File No. 353426AM

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### STATUTORY WARRANTY DEED

**Mable Young and Alan Young, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Don Raymond Schmidt and Johnna Schmidt, 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:

**That portion of the SE1/4 NE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, described as follows:**

**Commencing at the East quarter corner of Section 18, a #5 aluminum-capped steel rod driven into a 2 inch pipe, the initial point of Crescent Pines Subdivision; thence along a line of Crescent Pines Subdivision, North 74° 55' 34" West 274.73 feet to a #5 steel rod at the Northeast PC of Pine Creek Loop; thence along the Northeast line of Pine Creek Loop, North 52° 43' 28" West 667.13 feet to a #5 steel rod, the point of beginning for this Parcel; thence along a line at right angle to Pine Creek Loop, North 37° 16' 32" East 230.00 feet to a #5 steel rod; thence along a line parallel with Pine Creek Loop North 52° 43' 28" West 190.00 feet to a #5 steel rod; thence along a line at right angle to Pine Creek Loop, North 37° 16' 32" East 235.30 feet to a #5 steel rod along the Southwest line of Oregon State Highway #58; thence along the Southwest line of said Highway and 40 feet from the centerline thereof; South 52° 44' 43" East 380.00 feet to a #5 steel rod; thence along a line at right angle to Pine Creek Loop, South 37° 16' 32" West 465.44 feet to a #5 steel rod along the Northeast line of Pine Creek Loop; thence along the Northeast line of Pine Creek Loop and 30 feet from the centerline thereof; North 52° 43' 28" West 190.00 feet to the point of beginning.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**2407-018A0-02201**

The true and actual consideration for this conveyance is \$70,500.00.

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:

Return to: 

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 3 day of March, 2020.

Mable Young  
Mable Young

Alan Young  
Alan Young

State of Oregon } ss  
County of Lane }

On this 3 day of March, 2020, before me, Kimberly Ann Cooley a Notary Public in and for said state, personally appeared Mable Young and Alan Young, 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.

Kimberly Ann Cooley  
Notary Public for the State of Oregon  
Residing at: Cottage Grove  
Commission Expires: 8-7-2020

