



2020-005469
Klamath County, Oregon
 04/30/2020 01:31:43 PM
 Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:
 Marty L. Schroeder and Kris E. Schroeder
 3243 Vale Road
 Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
 Marty L. Schroeder and Kris E. Schroeder
 3243 Vale Road
 Klamath Falls, OR 97603
 File No. 361686AM

STATUTORY WARRANTY DEED

Gail O. Frost,

Grantor(s), hereby convey and warrant to

Marty L. Schroeder and Kris E. Schroeder, 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:

See attached Exhibit "A"

The true and actual consideration for this conveyance is \$320,000.00.
 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 21 day of April, 2020

Gail O. Frost

Gail O. Frost

State of Oregon } ss
County of Klamath } Lane

On this 21 day of April, 2020, before me, Virginia Marques a Notary Public in and for said state, personally appeared Gail O. Frost, 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.

Virginia Marques
Notary Public for the State of Oregon
Residing at: Klamath County Lane
Commission Expires: 6/25/22

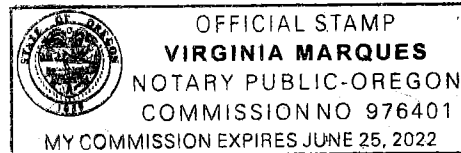


EXHIBIT "A"

A tract of land situated in the Northeast Quarter of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin from which the corner common to Sections 5, 6, 7 and 8 of said Township and Range bears North 49°02'09" East a distance of 1145.0 feet (said Section corner marked by an iron axle); thence South 02°36'50" West a distance of 650.69 feet to the Northwest corner of parcel of land conveyed to Charles Fisher and Ron Phair by Deed recorded February 9, 1977, in Volume M77, page 2413, Microfilm Records of Klamath County, Oregon; thence West along the North line of last mentioned parcel to a point on the apparent Easterly right of way line of Booth Road; thence continuing West 30 feet, more or less, to the West line of the E1/2 NE1/4 of said Section 7; thence North 0°15'55" East along said West line a distance of 665.05 feet to the Northwest corner of tract conveyed Lee L. Gilder, et. ux., by Deed Recorded January 12, 1977 in Volume M77, page 1272, Microfilm Records of Klamath County, Oregon; thence South 87°39'31" East 30 feet, more or less to a point on the apparent Easterly right of way line of Booth Road; thence continuing South 87°39'31" East along the Northerly line of last mentioned tract, a distance of 442.7 feet, to the point of beginning.

EXCEPTING THEREFROM a strip of land 30 feet wide along the West side thereof, conveyed to Klamath County by Deed recorded September 18, 1961 in Volume 332, page 237, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a parcel of land situated in the NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin from which the corner common to Sections 5, 6, 7 and 8, said Township and Range, bears North 49°02'09" East a distance of 1145.0 feet; thence North 87°39'31" West, a distance of 442.7 feet to a point on the apparent Easterly right of way line of Booth Road; thence continuing North 87°39'31" West a distance of 30.2 feet, more or less, to the West line of the E1/2 NE1/4 of said Section 7; thence South 00°15'55" West along said West line a distance of 159.5 feet to a point; thence South 89°44'05" East a distance of 30.0 feet to the apparent Easterly right of way line of Booth Road; thence continuing South 89°44'05" East a distance of 346.6 feet, more or less, to the Easterly line of tract conveyed to Lee L. Gilder, et. ux. by Deed recorded in Volume M77, page 1272, Microfilm Records of Klamath County, Oregon; thence North 02°36'56" East along said Easterly line a distance of 138.5 feet, more or less to the point of beginning.