



2020-006552

Klamath County, Oregon

05/28/2020 03:20:54 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Peggy Merman

915 Hanks St.

Klamath Falls, OR 97601

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

Peggy Merman

915 Hanks St.

Klamath Falls, OR 97601

File No. 374881AM

STATUTORY WARRANTY DEED

Dale N. Scheer and Wanda L. Scheer, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Peggy Merman,

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:

Unit 14 of Tract 1373 of the HARBOR ISLES GOLF COURSE CONDOMINIUM - STAGE 8, together with the general and limited common elements pertaining thereto, as provided in the Supplemental Declaration Submitting Stage 8 of Harbor Isles Golf Course Condominium to Condominium Ownership, recorded the 20th day of December 1999 in Volume M99, page 49827 in the Records of Klamath County, Oregon. The land included within such property is described in Exhibit A to the Supplemental Declaration and such description is incorporated herein by reference.

The true and actual consideration for this conveyance is \$230,000.00.

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 27 day of May, 2020.

X Dale N. Scheer
Dale N. Scheer

X Wanda L. Scheer
Wanda L. Scheer

State of Oregon ss
County of Malheur

On this 27th day of May 2020, before me, Jane L. Reeves a Notary Public in and for said state, personally appeared Dale N. Scheer and Wanda L. Scheer, 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.

Jane L. Reeves
Notary Public for the State of Oregon
Residing at: Vale, OR
Commission Expires: 6-20-23

