



THIS SPACE RESERVED FOR

2020-012786

Klamath County, Oregon

10/06/2020 11:56:01 AM

Fee: \$87.00

After recording return to:

Erica Nicole Loewen and Anthony Joseph Bruck

46644 Westfir Oakridge Rd

Westfir, OR 97492

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

Erica Nicole Loewen and Anthony Joseph Bruck

46644 Westfir Oakridge Rd

Westfir, OR 97492

File No. 403494AM

### STATUTORY WARRANTY DEED

**Lisa Marie Schmidt ,**

Grantor(s), hereby convey and warrant to

**Erica Nicole Loewen and Anthony Joseph Bruck, with right of survivorship,**

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 parcel of land situate in the SW1/4 of the SE1/4 of Section 6 and the NW1/4 of the NE1/4 of Section 7, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at a Brass Cap to corner of Section 6, 5, 7 and 8; thence South 2218.6 feet; thence West 934.1 feet to iron pin (Survey #1056); thence North 36°59'30" West 421.9 feet to 1/2" iron pipe; thence North 27°27'07" West 917.7 feet to a 1/2" iron pin (Survey #1107); thence North 27°27'07" West 164.2 feet to a point; thence North 36°42'37" West 581.5 feet to a point; thence North 17°42' West 787.8 feet to a 5/8" iron rebar which is the true point of beginning; thence Northerly along the Easterly right of way of Old Highway 97, which is now County Road, a distance of 330.5 feet, more or less to a 5/8" iron rebar; thence North 85°59' East 82.1 feet to a 5/8" iron rebar; thence South 18°07'30" East 361.5 feet to a 5/8" iron rebar; thence North 87°37'30" West 182.7 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$304,000.00.

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:

*"2020-2021 Real Property Taxes, a lien not yet due and payable"*

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 1 day of October, 2020

Lisa Marie Schmidt

Lisa Marie Schmidt

State of ~~Oregon~~ Washington  
County of ~~Klamath~~ Clatsop

Janis Sandstrom

On this 1 day of October, 2020, before me, ~~Nicole S. Galpin~~ a Notary Public in and for said state, personally appeared Lisa Marie Schmidt, 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.

Janis Sandstrom

Notary Public for the State of ~~Oregon~~ Washington  
Residing at: ~~Oregon~~ Vancouver  
Commission Expires: ~~5/22/2023~~ 3-27-23

NOTARY PUBLIC  
STATE OF WASHINGTON  
JANIS SANDSTROM  
COMMISSION NO. 177988  
MY COMMISSION EXPIRES  
March 27, 2023