



THIS SPACE RESERVED FOR

**2021-000256**

**Klamath County, Oregon**

01/08/2021 09:27:02 AM

Fee: \$87.00

After recording return to:

Michael William Heryford and Tryphina Elenora  
Heryford

8341 E Highway 140

Klamath Falls, OR 97603

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

Michael William Heryford and Tryphina Elenora  
Heryford

8341 E Highway 140

Klamath Falls, OR 97603

File No. 424293AM

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### STATUTORY WARRANTY DEED

**Don A. Schneider and Tara L. Schneider, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Michael William Heryford and Tryphina Elenora Heryford, 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:

**A tract of land situated on Lot 4, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Southeasterly corner of said Lot 4; thence North 71° 16' 48" West, along the Southerly line of said Lot 4, 353.51 feet; thence North 07° 21' 00" East 674.35 feet to the North line of said Lot 4; thence North 89° 54' 00" East 250.28 feet to the Northeast corner of said Lot 4; thence South 00° 07' 40" West, 782.70 feet to the point of beginning, with bearings based on Survey No. 4824, as filed with the Klamath County Surveyor.**

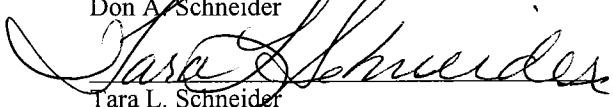
The true and actual consideration for this conveyance is \$687,500.00.

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:

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.

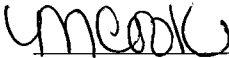
Dated this 30 day of December, 2020

  
Don A. Schneider

  
Tara L. Schneider

State of Oregon } ss  
County of Klamath }

On this 30 day of December, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared Don A. Schneider and Tara L. Schneider, 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.

  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 3/15/22

