

**2021-000285****Klamath County, Oregon**

01/08/2021 12:49:15 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Caroline Schneider24551 HWY 140Dairy, OR 97625

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

Caroline Schneider24551 HWY 140Dairy, OR 97625File No. 423303AM

STATUTORY WARRANTY DEED**Mitchell D. Cain,**

Grantor(s), hereby convey and warrant to

Caroline Schneider,

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:

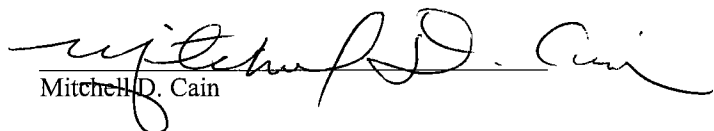
A portion of Sections 17 and 20, Township 39 South, Range 9 East, Willamette Meridian in Klamath County, Oregon, more particularly described as follows:**Starting at an iron pin at the intersection of the Northerly right-of-way line of Joe Wright Road with the Easterly right-of-way line of The Dalles-California Highway 97 in the NE1/4 NE1/4 of Section 19, Township 39 South, Range 9 East, Willamette Meridian; thence South 63°09'52" East along the Northerly right-of-way line of Joe Wright Road a distance of 496.60 feet to a point; thence North 89°28'26" East along the Northerly right-of-way line of Joe Wright Road a distance of 272.50 feet to the point of beginning on the Northerly right of way line of Joe Wright Road; thence North a distance of 1,440.90 feet to a point; thence North 89°52'48" East a distance of 302.50 feet to a point; thence South a distance of 1,439.10 feet to a point; thence South 89°28'26" West a distance of 302.50 feet along the Northerly right of way line of Joe Wright Road to the point of beginning.**

The true and actual consideration for this conveyance is \$30,000.00.

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.

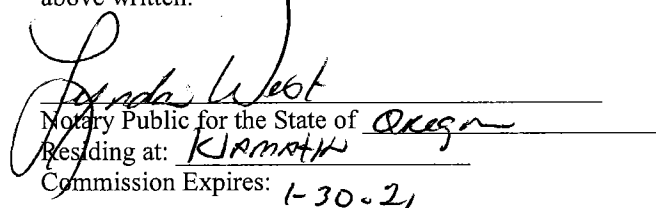
Dated this 6 day of JANUARY, 2021.


Mitchell D. Cain

State of Oregon } ss
County of Klamath }

On this 6 day of JANUARY, 2021, before me, Lynda West a Notary Public in and for said state, personally appeared Mitchell D. Cain, 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: 1-30-21

