



2021-002685

Klamath County, Oregon

02/23/2021 10:22:00 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Caroline Schneider

24551 Hwy. 140 E

Dairy, OR 97625

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

Caroline Schneider

24551 Hwy. 140 E

Dairy, OR 97625

File No. 431742AM

STATUTORY WARRANTY DEED

Donald A. Gresdel,

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$50,000.00.

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:

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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 19th day of Feb., 2021.

Donald A. Gresdel Jr.
Donald A. Gresdel Jr. HIS ATTY IN FACT
Donald A. Gresdel, by Donald A. Gresdel, Jr. his attorney in fact

State of OR } ss
County of Klamath }

On this 19th day of Feb., 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Donald A. Gresdel, Jr, as attorney in fact for Donald A. Gresdel, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 8-30-21

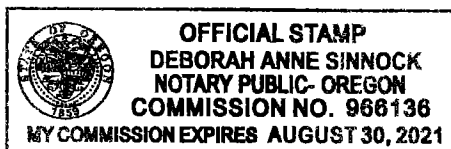


EXHIBIT "A"

431742AM

PARCEL 1:

A portion of Section 17 and 20, Township 39 South, Range 9 East of the Willamette Meridian, 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 Dallas-California Highway 97 in the NE1/4 NE1/4 of Section 19, Township 39 South, Range 9 East of the 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 738.95 feet to the point of beginning on the Northerly right of way line of Joe Wright Road; thence North 11°07'15" East a distance of 1,466.00 feet to a point; thence North 89°53'13" East a distance of 416.07 feet to a point; thence North 89°49'40" East a distance of 40.00 feet to a point; thence South 22°16'04" West a distance of 1,533.93 feet to a point on the Northerly line of Joe Wright Road; thence South 89°28'26" West a distance of 150.00 feet along the Northerly right of way line of Joe Wright Road to the point of beginning.

PARCEL 2:

A portion of Section 17 and 20, Township 39 South, Range 9 East of the Willamette Meridian, 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 Dallas-California Highway 97 in the NE1/4 NE1/4 of Section 19, Township 39 South, Range 9 East of the 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 575.00 feet to the point of beginning on the Northerly right-of-way line of Joe Wright Road; thence North a distance of 1,439.10 feet to a point; thence North 89°52'48" East a distance of 11.70 feet to a point; thence North 89°53'13" East a distance of 435.00 feet to a point; thence South 11°07'15" West a distance of 1,466.00 feet to a point; thence South 89°28'26" West a distance of 163.95' along the Northerly right-of-way line of Joe Wright Road to the point of beginning.