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08/20/2021 11:18:02 AM

Fee: \$92.00

RECORDING REQUESTED BY:

JOHN S. WALL, ESQ.

WHEN RECORDED MAIL TO:

John S. Wall, Esq.
Wall, Wall & Peake
1920 20th Street
Bakersfield, CA 93301

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE SENT
TO THE FOLLOWING ADDRESS:**

David W. Schieber and Janet L. Schieber
633 Ramona Avenue, Space 16
Los Osos, CA 93402

Tax Account No: 3809-029DA-06400-000
Key No: 304012

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I, or we,

David W. Schieber and Janet L. Schieber, as tenants by the entirety, Grantors,

do hereby convey and warrant to

David W. Schieber and Janet L. Schieber, as Trustees of the David W. Schieber and Janet L. Schieber 2019 Revocable Trust, Grantees,

the following described real property in the County of Klamath and State of Oregon, free of encumbrances except as specifically set forth herein:

The East 96 feet of Lot 3 in Block 31 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029DA-06400-000

Key No: 304012


This property is free from encumbrances, except all those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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: August 16, 2021



DAVID W. SCHIEBER

Dated: August 16, 2021



JANET L. SCHIEBER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF KERN)

On August 16, 2021, before me, Diane L. Overstreet, Notary Public, personally appeared David W. Schieber and Janet L. Schieber, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Diane L. Overstreet
Notary Public
My commission expires January 10, 2025