

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS



2022-002176

Klamath County, Oregon



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02/18/2022 03:37:33 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

GARY E. SCHRIEBER AND JUDITH
SCHRIEBER HUSBAND & WIFE
3305 PATTERSON ST.
Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Until requested otherwise, send all tax statements to (Name and Address):

GARY E. SCHRIEBER & JUDITH SCHRIEBER
3305 PATTERSON ST.
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

GARY E. SCHRIEBER AND JUDITH SCHRIEBER

HUSBAND AND WIFE

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

GARY E. SCHRIEBER AND JUDITH SCHRIEBER HUSBAND & WIFE AND PAULA A. RUSSELL

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

* DAUGHTER ALL WITH RIGHTS OF SURVIVORSHIP

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on _____; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Judith A. Schriber
Gary E. Schriber

STATE OF OREGON, County of Klamath.

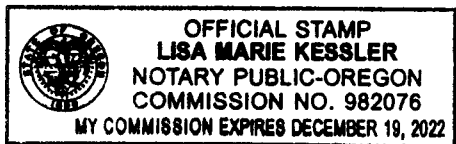
This instrument was acknowledged before me on February 18, 2022
by Gary E. Schriber and Judith Schriber.

This instrument was acknowledged before me on _____

by
as
of

Lisa M. Kessler
Notary Public for Oregon

My commission expires December 19, 2022



A tract of land situated in the NE¼NW¼ of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the North line of Henley Road, said point being North 00° 11' 20" East 30.00 feet and South 89° 33' 00" West 445.00 feet from the Southeast corner of the NE¼NW¼ of said Section 25; thence South 89° 33' 00" West, along the North line of Henley Road, a distance of 262.00 feet; thence North 01° 55' 00" East a distance of 922.42 feet to the Southwesterly right of way line of the Burlington Northern Railroad; thence South 47° 56' 22" East along said right of way line a distance of 342.45 feet; thence South 01° 55' 00" West a distance of 690.82 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the United States of America by deed dated April 26, 1933, recorded June 7, 1933 in Book 101 at page 138, Deed Records of Klamath County, Oregon.

SUBJECT TO:

1. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes for penalties and interest.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801.340, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.
4. Release of claim for damages and recitals, including the terms and provisions thereof, as set out in that certain deed to United States of America, dated November 26, 1913, recorded December 6, 1913 in Volume 41 at page 283, Deed Records of Klamath County, Oregon.
5. Acceptance of the terms and condition of the Reclamation Extension Act by J.R. Dixon as shown by instrument recorded November 24, 1914 in Volume 43 at page 111, Deed Records of Klamath County, Oregon.
6. Easement as reserved in Warranty Deed:

For	:	Irrigation water by ditch or pipe line over the
	:	Northeasterly 6 feet
By	:	Albert C. Acklin and Esther L. Acklin, husband and wife
Recorded	:	November 10, 1980
Book	:	M-80
Page	:	21859
7. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, of any:

Grantor	:	Timothy A. Larsen and Lori A. Larsen, husband and wife
Beneficiary	:	William M. Ganong
Beneficiary	:	Shirley Browning
Dated	:	August 3, 1987
8. Taxes for the year 1987-1988 are now a lien, but not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 11th day of August A.D. 19 87 at 4:20 o'clock P.M., and duly recorded in Vol. M87 of Deeds on Page 14426.

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]