



2022-003731

Klamath County, Oregon

03/28/2022 02:23:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Harley Merck and Kyrstin Merck

4900 Summers Ln,

Klamath Falls, OR 97603

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

Harley Merck and Kyrstin Merck

4900 Summers Ln,

Klamath Falls, OR 97603

File No. 522152AM

STATUTORY WARRANTY DEED

Heather R. Schudel,

Grantor(s), hereby convey and warrant to

Harley Merck and Kyrstin Merck, 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:

That portion of the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 0°10' East along the section line a distance of 905.5 feet and North 88°39' West a distance of 30 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; continuing North 88°39' West a distance of 275.4 feet to an iron pin; thence, South 0°10' East parallel to the section line a distance of 78.4 feet to an iron pin; thence South 88°39' East a distance of 275.4 feet to an iron pin on the Westerly right of way line of Summers Lane; thence, North 0°10' West along the Westerly right of way line of Summers Lane a distance of 78.4 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$245,000.00.

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 25 day of March, 2022.

Heather R. Schudel
Heather R. Schudel

State of Oregon } ss
County of Marion }

On this 25 day of March, 2022, before me, Kathleen Garvie Douglas a Notary Public in and for said state, personally appeared Heather R. Schudel, 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.

Kathleen Garvie Douglas
Notary Public for the State of Oregon
Residing at: 605 S Water St, Silverton OR 97381
Commission Expires: March 31, 2023

