



2022-010830
Klamath County, Oregon
09/06/2022 01:49:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kimberly Ann Schwarzenberg

PO Box 1286

Healdsburg, CA 95448

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

Kimberly Ann Schwarzenberg

PO Box 1286

Healdsburg, CA 95448

File No. 558930AM

STATUTORY WARRANTY DEED

**Stan H. Cobbs and Marcia F. Cobbs,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Kimberly Ann Schwarzenberg,

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:

**Lot 17 , Block 39, Tract 1184, Oregon Shores, Unit 2, First Addition, according to the official plat thereof on
file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$9,000.00.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

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 26 day of August, 2022.

Stan H. Cobbs
Stan H. Cobbs

Marcia F. Cobbs
Marcia F. Cobbs

State of SC } ss
County of Richland }

On this 26 day of August, 2022, before me, Angela Shell a
Notary Public in and for said state, personally appeared Stan H. Cobbs and Marica F. Cobbs, 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.

Angela Shell
Notary Public for the State of SC
Residing at: Lexington County, 517 Blue Lake Dr
Commission Expires: 3-28-2029

