



2023-000198  
Klamath County, Oregon  
01/10/2023 08:59:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jontae Lavone Schumann

2360 Madison St

Klamath Falls, OR 97603

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

Jontae Lavone Schumann

2360 Madison St

Klamath Falls, OR 97603

File No. 572489AM

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### STATUTORY WARRANTY DEED

**Marilyn L. Atkinson,**

Grantor(s), hereby convey and warrant to

**Jontae Lavone Schumann,**

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:

**A portion of the NE1/4 SE1/4 Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the  
County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at a 1/2 inch iron pin on the West line of Madison Street and the Northerly bank of the Enterprise  
Canal, which iron pin bears South 30.0 feet and West 30.0 feet and South 396.7 feet from the East quarter  
corner of said Section 2; thence along the Northerly bank of the Enterprise Canal North 70 degrees 19' West  
a distance of 123.1 feet to a one inch iron axel; thence North a distance of 85.6 feet to a point; thence East,  
parallel with the South right of way line of South Sixth Street a distance of 115.9 feet to a point on the West  
line of Madison Street; thence South along said West line a distance of 126.7 feet, more or less, to the point  
of beginning.**

The true and actual consideration for this conveyance is \$150,000.00.

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 4 day of Jan, 2023.

Marilyn L. Atkinson  
Marilyn L. Atkinson

State of Utah } ss  
County of Washington }

On this 4<sup>th</sup> day of Jan, 2023, before me, Mark Madsen

a Notary Public in and for said state,  
personally appeared Marilyn L. Atkinson, 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.

Mark Madsen  
Notary Public for the State of Utah  
Residing at: St. George, UT  
Commission Expires:

