

BS

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



Caroline Scheider

24551 Hwy 140 E.

Dairy, OR 97625-8700

Grantor's Name and Address

Stephen Robnett & Dayle Robnett

9380 Tingley Ln

Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Stephen Robnett & Dayle Robnett

9380 Tingley Lane

Klamath Falls, OR 97603

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

Stephen Robnett & Dayle Robnett

9380 Tingley Lane

Klamath Falls, OR 97603

2023-001248

Klamath County, Oregon



00311819202300012480040040

02/22/2023 03:49:23 PM

Fee: \$97.00

FOR
RECORDER'S USE

Caroline Schneider

WARRANTY DEED

("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to Stephen Robnett & Dayle Robnett as tenants by the Entirety.

, ("grantee"), all of that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, described as follows (legal description of property; description space continued on reverse):

See: Attached Exhibit "A"



OFFICIAL ST.
DANIEL FRANCH
NOTARY PUBLIC -
COMMISSION NO.
MY COMMISSION EXPIRES FEBRU

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

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

\$160,000

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

(CONTINUED)



And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

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.

Grantor has executed this instrument on 2-22-2023; any signature on behalf of a business or other entity is made with the authority of that entity.

[Handwritten signature]

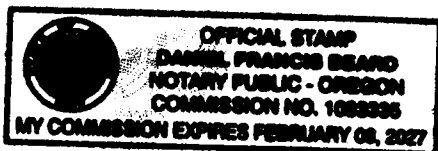
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

AMP
BEARD
OREGON
1033335
ARY 06, 2027

STATE OF OREGON, County of Klamath ss.

This record was acknowledged before me on 2-22-2023
by Caroline Schneider

This record was acknowledged before me on _____
by _____
as _____
of _____



[Handwritten signature]
Notary Public for Oregon
My commission expires February 6th, 2027

EXHIBIT "A"

PARCEL 1:

A portion of Section 17 and 20, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Starting at an iron pin at the intersection of the Northerly right-of-way line of Joe Wright Road with the Easterly right-of-way line of the Dallas-California Highway 97 in the NE1/4 NE1/4 of Section 19, Township 39 South, Range 9 East of the Willamette Meridian; thence South $63^{\circ}09'52''$ East along the Northerly right-of-way line of Joe Wright Road a distance of 496.60 feet to a point; thence North $89^{\circ}28'26''$ East along the Northerly right of way line of Joe Wright Road a distance of 738.95 feet to the point of beginning on the Northerly right of way line of Joe Wright Road; thence North $11^{\circ}07'15''$ East a distance of 1,466.00 feet to a point; thence North $89^{\circ}53'13''$ East a distance of 416.07 feet to a point; thence North $89^{\circ}49'40''$ East a distance of 40.00 feet to a point; thence South $22^{\circ}16'04''$ West a distance of 1,533.93 feet to a point on the Northerly line of Joe Wright Road; thence South $89^{\circ}28'26''$ West a distance of 150.00 feet along the Northerly right of way line of Joe Wright Road to the point of beginning.

PARCEL 2:

A portion of Section 17 and 20, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Starting at an iron pin at the intersection of the Northerly right-of-way line of Joe Wright Road with the Easterly right-of-way line of the Dallas-California Highway 97 in the NE1/4 NE1/4 of Section 19, Township 39 South, Range 9 East of the Willamette Meridian; thence South $63^{\circ}09'52''$ East along the Northerly right-of-way line of Joe Wright Road a distance of 496.60 feet to a point; thence North $89^{\circ}28'26''$ East along the Northerly right-of-way line of Joe Wright Road a distance of 575.00 feet to the point of beginning on the Northerly right-of-way line of Joe Wright Road; thence North a distance of 1,439.10 feet to a point; thence North $89^{\circ}52'48''$ East a distance of 11.70 feet to a point; thence North $89^{\circ}53'13''$ East a distance of 435.00 feet to a point; thence South $11^{\circ}07'15''$ West a distance of 1,466.00 feet to a point; thence South $89^{\circ}28'26''$ West a distance of 163.95' along the Northerly right-of-way line of Joe Wright Road to the point of beginning.

PARCEL 3:

A portion of Sections 17 and 20, Township 39 South, Range 9 East, Willamette Meridian in Klamath County, Oregon, more particularly described as follows:

Starting at an iron pin at the intersection of the Northerly right-of-way line of Joe Wright Road with the Easterly right-of-way line of The Dalles-California Highway 97 in the NE1/4 NE1/4 of Section 19, Township 39 South, Range 9 East, Willamette Meridian; thence South $63^{\circ}09'52''$ East along the Northerly right-of-way line of Joe Wright Road a distance of 496.60 feet to a point; thence North $89^{\circ}28'26''$ East along the Northerly right-of-way line of Joe Wright Road a distance of 272.50 feet to the point of beginning on the Northerly right of way line of Joe Wright Road; thence North a distance of 1,440.90 feet to a point; thence North $89^{\circ}52'48''$ East a distance of 302.50 feet to a point; thence South a distance of 1,439.10 feet to a point; thence South $89^{\circ}28'26''$ West a distance of 302.50 feet along the Northerly right of way line of Joe Wright Road to the point of beginning.