



2023-007978

Klamath County, Oregon

09/12/2023 01:40:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jeffrey M. Shelby and Theresa R. Shelby

PO Box 332

Chiloquin, OR 97624

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

Jeffrey M. Shelby and Theresa R. Shelby

PO Box 332

Chiloquin, OR 97624

File No. 602711AM

STATUTORY WARRANTY DEED

Teresa Schubert, Individually, and as Affiant of the Estate of Margaret Schubert, Deceased, Small Estate No. 23PB07558, filed in Klamath County, Oregon, and William Schubert,

Grantor(s), hereby convey and warrant to

Jeffrey M. Shelby and Theresa R. Shelby, 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:

Those portions of Government Lots 2 and 7 lying Southwesterly of Highway 62 in Section 8, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

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:

2023-2024 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 11 day of Sept 2023.

Estate of Margaret Schubert, Deceased

By: Teresa Schubert

Teresa Schubert, Affiant

Teresa Schubert

Teresa Schubert, individually

William Schubert

William Schubert, individually

State of Pennsylvania } ss

County of Montgomery

On this 11 day of September, 2023, before me, Petra Perez, a Notary Public in and for said state, personally appeared Teresa Schubert, Individually and as Affiant of the Estate of Margaret Schubert, and William Schubert, 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.

Petra Perez PA

Notary Public for the State of Pennsylvania

Residing at: 4509 Linden Ave Philadelphia PA 19114

Commission Expires: Aug 14 2027

Commonwealth of Pennsylvania - Notary Seal
Petra Perez, Notary Public
Philadelphia County
My Commission Expires August 14, 2027
Commission Number 1235956