

2024-002282

Klamath County, Oregon



00326502202400022820030030

03/26/2024 03:36:17 PM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

Michael Schriber
PO Box 423
Carson, Ia 51525

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

Michael Schriber
PO Box 423
Carson, Ia 51525

AFFIANT'S DEED

MICHAEL SCHRIBER, the affiant named in the duly filed simple estate of Richard Schriber, deceased, in Klamath County Circuit Court Case No. 23PB06346, "grantor" for the consideration stated below, does hereby grant, bargain, sell, and convey to Michael Schriber, "grantee" and to grantee's heirs, successors, and assigns, all the estate, right, and interest, whether acquired by operations of law or otherwise, of the estate of the deceased, in that certain real property, with all rights or interests belonging or relating thereto, situated in Klamath County Oregon legally described as set forth on Exhibit "A" and incorporated by this reference

To have as grantees own and to hold for grantee's heirs, successors, and assigns forever.

The true consideration for this conveyance is a sum other than money pursuant to an estate distribution in the above mentioned probate matter.

ORS 93.040: 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

Returned at Counter
Law Firm of Rebecca
Whitney-Smith

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 SECTION 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.

Grantor has executed this instrument on this 21 day of March, 2024.


MICHAEL SCHRIBER, Affiant

STATE OF ~~Fawa~~)
County of ~~Pottawattamie~~) ss.



This instrument was acknowledged before me on the 21 day of March, 2024 by Michael Schriber, Affiant.



Notary Public for
My Commission Expires: 11/30/2026

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A portion of the SE1/4 NW1/4 of Section 14, Township 36 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is 2,340 feet South and 1,293 feet East of the Northwest corner of said Section 14; thence South 175 feet; thence East 120 feet; thence North 175 feet; thence West 120 feet to the point of beginning.

PARCEL 2:

Portions Lots 13 and 14 described as follows:

South Half following-described tract: Beginning at a point that is 2440 feet South and 1293 feet East of the Northwest corner of Section 14 in Township 36 South, Range 10 East of the Willamette Meridian; thence running South 150 feet, thence East 120 feet; thence North 150 feet; thence West 120 feet to the place of beginning, Being Tract 75 feet North and South by 120 feet East and West, Klamath County, Oregon.