



After recording return to:
Gloria J. Steiner Trust
9026 Arant Road
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Gloria J. Steiner Trust
9026 Arant Road
Klamath Falls, OR 97603

File No.: 7161-4154390 (lb)
Date: April 09, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Hillside Property Limited Partnership, Grantor, conveys and warrants to **Gloria J. Steiner and Timothy A. Steiner, as Trustees of the Gloria J. Steiner Trust, created under agreement dated October 11, 2007 and any amendments thereto**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 489 OF RUNNING Y RANCH RESORT, PHASE 5, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$225,000.00**. (Here comply with requirements of ORS 93.030)

APN: **883750**

Statutory Warranty Deed
- continued

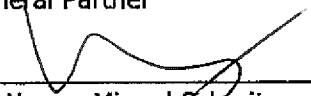
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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 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 25 day of April, 2024.

Hillside Property Limited Partnership

By: Hillside Property Management, Inc.
General Partner

By: 
Name: Miguel Schmitz
Title: President

APN: **883750**

Statutory Warranty Deed
- continued

File No.: **7161-4154390 (lb)**

STATE OF Washington)
County of Spokane)ss.

This instrument was acknowledged before me on this 25 day of April, 2024
by Miguel Schmitz as as President of Hillside Property Management, Inc. General Partner of Hillside
Property Limited Partnership, on behalf of the limited partnership.

Julie D. Hellstrom
Notary Public for Washington
My commission expires: 10/9/26

