

LA

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



2024-003953

Klamath County, Oregon



00328557202400039530020028

05/20/2024 01:01:12 PM

Fee: \$87.00

After recording, return to (Name and Address):

Nicole Schmerbach
3608 Coronado way
Klamath Falls OR 97603

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

Same as above A.S.
4341 Catimesa way
Klamath Falls, OR 97603

[SPACE RESERVED FOR RECORDER'S USE]

WARRANTY DEED

Eric Schmerbach and Nicole Schmerbach, as tenants by the entirety

for the consideration stated below, does hereby grant, bargain, sell and convey to Eric Schmerbach and Nicole Schmerbach as trustees of the Schmerbach Family Trust
Dated May 10, 2023

Eric Schmerbach and Nicole Schmerbach ("grantor")
("grantee"), and to grantee's heirs, successors and assigns, all of
that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County,
Oregon, legally described (check one):

☐ as set forth on the attached Exhibit A, and incorporated by this reference.

☒ as follows:

lot 4 in block 25 of Tract 1194, Tenth addition to
Sunset Village, according to the official plat thereof
on file in the office of the County Clerk of
Klamath County, Oregon

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

At the time of this deed's delivery, grantor covenants that grantor is the lawful owner in fee simple of the above-described real property, with the right to convey the same free from all encumbrances except (if no exceptions, so state):

Grantor further warrants and will defend the title to the property, and every part and parcel of it, against all persons who may lawfully claim an interest in the same.

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

☒ \$0 convey title

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



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.

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on May 21, 2024; any signature on behalf of a business or other entity is made with the authority of that entity

STATE OF OREGON, County of Klamath
 This record was acknowledged before me on May 21, 2024
 by Eric Schmerbach + Nicole Schmerbach
 or This record was acknowledged before me on _____
 by _____
 as (corporate title) _____
 of (company name) _____

Notary Public for Oregon

My commission expires

9/27/2025

