

2024-005699

Klamath County, Oregon



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07/02/2024 04:11:21 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 follows:

Township 36 South, Range 10 East, W.M.

Section 14: The Easterly 135 feet of the Westerly 300 feet of Lot # 15.

A parcel of land located in the West ½ of Government Lot 15, Section 14, T. 36 S. R. 10 E.W.M., Klamath County, Oregon, more particularly described as follows:

From the center 1/4 corner of said Section 14, identical with the Southwest corner of Government Lot 15, S. 89°53'17" E. 300.00 feet, on the South boundary of Government Lot 15 to the true point of beginning; thence N. 0°06'06" E. 365.48 feet; thence East 85.00 feet; thence S. 0°06'06" West 365.76 feet to the south boundary of Government Lot 15; thence N. 89°53'17" W. 85.00 feet to the point of beginning, containing 0.71 acres, more or less.

EXCLUDING

A parcel of land located in the West ½ of Government Lot 15, Section 14, T. 36 S. R. 10 E. W. M., Klamath County, Oregon, more particularly described as follows:

From the center 1/4 corner of said Section 14, identical with the Southwest corner of Government Lot 15, S. 89°53'17" E. 300 feet on the South boundary of said Government Lot 15; thence North 0°06'06" East 365.48 feet to the true point of

consideration 10


beginning; thence from said point of beginning West 25.00 feet; thence N. 0°06'06" East 293.29 feet to the North boundary of Government Lot 15; thence S. 89°51'42" E. 25.00 feet on said North boundary of Government Lot 15; thence S. 0°06'06" W. 293.19 feet to the point of beginning, containing 0.17 acres, more or less.

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 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 2nd day of July, 2024.



MICHAEL SCHRIBER, Affiant

STATE OF)
) ss.
County of)

This instrument was acknowledged before me on the 2nd day of July, 2024 by Michael Schriber, Affiant.

Rachelle Gary
Notary Public for Oregon
My Commission Expires: 6/6/2026

