After recording return to:
 Bridgette Garrity and Dustin Garrity
 8205 Ground Squirrel Dr.
 Bonanza, OR 97623

Until a change is requested all tax statements shall be
sent to the following address:
 Bridgette Garrity and Dustin Garrity
 8205 Ground Squirrel Dr.
 Bonanza, OR 97623
File No.   639443AM

STATUTORY WARRANTY DEED

Victor R. Schneider and Julie D. Schneider, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Bridgette Garrity and Dustin Garrity, 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:

**Lot 38 in Block 32 of Klamath Falls Forest Estates, Highway Unit Plat No. 2, according to the
official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is $297,670.00.
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:

Real property taxes due, if any, but not yet 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 _____19th_____ day of ____July____, _2024_.

VR Schneider
Victor R. Schneider

Julie D. Schneider
Julie D. Schneider

State of _____ } ss
County of _____ }

On this _____ day of July, 2024, before me, _____ a Notary Public in and for said state, personally appeared Victor R. Schneider and Julie D. Schneider, 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.

SEE ATTACHED

Notary Public for the State of _____
Residing at: _____
Commission Expires:

ACKNOWLEDGMENT
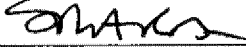
State of California

County of _ORANGE_

On _7 | 19 | 2024_ before me, S. Barber, Notary Public, personally appeared

VICTOR R. SCHNEIDER , JULIE D. SCHNEIDER ,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
S. Barber, Notary Public

> S. BARBER
> COMM. #2360103
> NOTARY PUBLIC - CALIFORNIA
> ORANGE COUNTY
> My Comm. Expires July 3, 2025
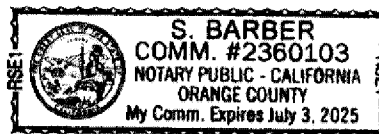
_____ *OPTIONAL* _____

Description of Attached Document: _STATUTORY WARRANTY DEED_

Document Date: _____   Number of Pages: _____