



2024-007602
Klamath County, Oregon
08/30/2024 11:57:02 AM
Fee: \$102.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Rebecca Hirschbock and Randall Hirschbock

3990 Cross Road

Klamath Falls, OR 97603

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

Rebecca Hirschbock and Randall Hirschbock

3990 Cross Road

Klamath Falls, OR 97603

File No. 628826AM

STATUTORY WARRANTY DEED

Keith D. Goode, Terry L. Schafer and Jason Schafer, each as to an undivided 1/3 interest. (as to Parcel 1)

Eileen M. Gibbons, as to an undivided 1/3 interest; Keith D Goode, as to an undivided 1/3 interest; Terry L. Schafer as to an undivided 1/6 interest and Jason Schafer, as to an undivided 1/6 interest (as to Parcel 2)

Grantor(s), hereby convey and warrant to

Rebecca Hirschbock and Randall Hirschbock, 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:

Parcel 1

All of Blocks 9, 10, 11, 12, 24, 25 and 26 of Ewauna Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM all that portion lying within the Southside Bypass.

That tract of land situated in the SW1/4NE1/4, Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying easterly of the Southern Pacific Railroad right-of-way and lying westerly of the Southside By-Pass.

That tract of land situated in the E1/2NW1/4, Section 16, Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying northeasterly of the Southern Pacific Railroad right of way and lying westerly of the Southside By-Pass

Parcel 2

All of Block 13, EXCEPTING THEREFROM all that portion lying within the Southside Bypass. ALSO, that portion of Block 22 lying Southerly of the of the current Southerly line of the Southside Bypass.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3909-009C0-00602

3909-01600-00201

3909-016B0-00100

The true and actual consideration for this conveyance is \$170,000.00.

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:

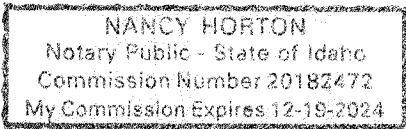
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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: ~~August 26, 2024~~ to August 27, 2024
Keith D. Goode
Keith D. Goode

State of Idaho } ss
County of Gem }

On this 27 day of August, 2024, before me, Nancy Horton a Notary Public in and for said state, personally appeared Keith D. Goode, known or identified to me to be the person whose name is subscribed to the within Instrument and acknowledged to me that he 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.

Nancy Horton
Notary Public for the State of Idaho
Residing at: Payette, ID.
Commission Expires: 12/19/24



Dated: August 26, 2024

Terry L. Schafer
Terry L. Schafer

State of Ohio } ss
County of Washington

On this 27 day of August, 2024, before me, Sue Kramer a Notary Public in and for said state, personally appeared Terry L. Schafer, known or identified to me to be the person whose name is 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.

Sue Kramer
Notary Public for the State of Ohio
Residing at: 711 Putnam Place, Belpre, OH 45714
Commission Expires: June 15, 2026



SUE KRAMER
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
June 15, 2026

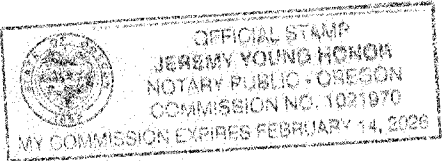
Dated: August 26, 2024

Jason Schafer
Jason Schafer

State of OR } ss
County of Lane }

On this 28 day of August, 2024, before me, Jeremy Young Honon a Notary Public in and for said state, personally appeared Jason Schafer, known or identified to me to be the person whose name is subscribed to the within Instrument and acknowledged to me that he 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.

Jeremy Young Honon
Notary Public for the State of OR
Residing at: Lane
Commission Expires: 2-14-26



Dated: August 26, 2024

Eileen M. Gibbons
Eileen M. Gibbons

State of Nevada } ss
County of Washoe }

On this 27th day of August, 2024, before me, Renée Anne Stewart a Notary Public in and for said state, personally appeared Eileen M. Gibbons, known or identified to me to be the person whose name is subscribed to the within Instrument and acknowledged to me that she 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.

Renée Anne Stewart
Notary Public for the State of Nevada
Residing at: Nevada
Commission Expires: Feb 14, 2028

