



2025-000462
Klamath County, Oregon
01/23/2025 09:59:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Brian Schomisch and Dawn Schomisch

1375 Pasadena Ave, South Lot # 310

South Pasadena, FL 33707

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

Brian Schomisch and Dawn Schomisch

1375 Pasadena Ave, South Lot # 310

South Pasadena, FL 33707

File No. 664632AM

STATUTORY WARRANTY DEED

Robert D. Hard and Lynette E. Hard,

Grantor(s), hereby convey and warrant to

Brian Schomisch and Dawn Schomisch, 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 16 of NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a portion of Lot 27 of Nimrod River Park, more particularly described as follows:

Beginning at the Southeast corner of Lot 16; thence South 1 degree 04' East across Lot 27 to a point on the Northerly bank of the Sprague River; thence in a Southwesterly direction along the Northerly bank of said river to a point, which point is the intersection of the Southerly prolongation of the Westerly sideline of said Lot 16 and the Northerly river bank; thence from said intersection North 1 degree 04' West to the Southwest corner of said Lot 16; thence South 76 degrees 02' 30" East along the Southerly lot line of said lot to the point of beginning.

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

3611-009B0-07600

The true and actual consideration for this conveyance is \$16,000.00.

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:

Return To:

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: January 16, 2025

Robert D. Hard
Robert D. Hard

Lynette E. Hard
Lynette E. Hard

State of Washington } ss
County of Snohomish }

On this 17th day of January, 2025, before me, Cynthia Desimone a Notary Public in and for said state, personally appeared Robert D. Hard and Lynette. E Hard, 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.

Cynthia Desimone
Notary Public for the State of Washington
Residing at: Snohomish, Washington
Commission Expires: 6-19-2027

CYNTHIA DESIMONE
Notary Public
State of Washington
Commission # 178754
My Comm. Expires Jun 19, 2027