

WARRANTY DEED

#03043436 AFTER RECORDING RETURN TO:

GREG SCHAEFER #155 3939 SV. 674 #155 KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

ROY M. KNOEBEL and SANDRA K. KNOEBEL, husband and wife hereinafter called GRANTOR(S), convey(s) to GREG SCHAEFER hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The N 1/2 NW 1/4 NW 1/4 NE 1/4 and the NW 1/4 NE 1/4 NW 1/4 NE 1/4 of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon. SAVING AND EXCEPTING THEREFROM the Easterly 30 feet.

CODE 108 MAP 4007-12AO TL 1000

"THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390.

And covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$19,200.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 5th day of July, 1995. Sandra K. Knæbel By Roy Mr. Knæbel 1Knoebel m. Koy ROY M. KNOEBEL SANDRA K. KNOEBEL BY ROY M. KNOEBEL HER ATTORNEY IN FACT

STATE OF OREGON

County of Klamath

OFFICIAL SEAL
CAROLE JOHNSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 031504
MY COMMISSION YAMDER JAN 31, 1998 On July $\frac{1}{2}$, 1995, ROY M. KNOEBEL, individually and as attor in fact for SANDRA K. KNOEBEL, personally appeared before me, , 1995, ROY M. KNOEBEL, individually and as attorney

who is personally known	to me
χ whose identity I proved	on the basis of ODI
whose identity I proved	on the oath/affirmation of, a credible witness

to be the signer of the above document, and he acknowledged that he signed

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Notary Public for Oregon
My Commission Expires: January 31, 1998

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the A.D., 19 <u>95</u> _at_11:02 A M., and duly recorded in Vol. ___ __o'clock_ Deeds of_ on Page 18500 Bernetha G. Letsch, County Clerk FEE \$35.00

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AFTER REPORDING EDDUCK TO:

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