



## WARRANTY DEED

#03043436

AFTER RECORDING RETURN TO:

GREG SCHAEFER

3939 SW. 6TH #155  
KLAMATH FALLS, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEROY 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

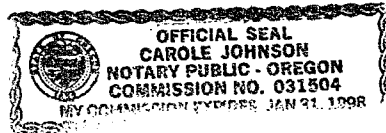
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT 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.

  
ROY M. KNOEBEL


  
SANDRA K. KNOEBEL BY ROY M. KNOEBEL  
HER ATTORNEY IN FACT

STATE OF OREGON

County of Klamath

On July 7, 1995, ROY M. KNOEBEL, individually and as attorney  
in fact for SANDRA K. KNOEBEL, personally appeared before me,       who is personally known to meX whose identity I proved on the basis of DDL       whose identity I proved on the oath/affirmation of  
      , a credible witnessto be the signer of the above document, and he acknowledged that  
he signed it.

08207

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day  
of July A.D., 19 95 at 11:02 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 18500

FEE \$35.00

By Bernetha G. Latsch County Clerk