

MTC36604MS

## WARRANTY DEED

CHARLES F. FURREY, SR. and LAURA K. FURREY, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey  
JEFFREY E. SCHEER,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

LOT 9, BLOCK 41, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THE  
NORTHWESTERLY 2 FEET THEREOF.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2318 CALIFORNIA AVENUE, KLAMATH FALLS, OR 97601

Dated this 2nd day of November, 1995.

Charles F. Furrey, Sr.  
CHARLES F. FURREY, SR.

Laura K. Furrey  
LAURA K. FURREY

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath

ss. November 2 1995

Personally appeared the above named Charles F. Furrey Sr. and

Laura K. Furrey

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

(seal)

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title Company

on this 15 day of Nov. A.D., 19 95  
at 11:19 o'clock A. M. and duly recorded  
in Vol. M95 of Deeds Page 31169

Bernetha G. Letsch, County Clerk

By Annette Mueller Deputy.

Fee, \$30.00

Return to:

JEFFREY E. SCHEER  
2318 CALIFORNIA AVENUE  
KLAMATH FALLS, OR 97601