

## WARRANTY DEED

LTC 36936 KR

WAYNE A. CONNORS and PAMELA J. CONNORS, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to  
JESS H. SCHEFSTROM and MARY C. SCHEFSTROM, husband and wife,  
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 1 of LAKE RIDGE PARK, according to the official plat thereof on file  
in the office of the County Clerk of Klamath County, Oregon. TOGETHER  
WITH an appurtenant 30 foot access and utility easement dated November 1,  
1993 and recorded November 4, 1993 in Volume M93, page 29109, Microfilm  
Records of Klamath County, Oregon.

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 \$ 37,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 936 BUENA VISTA, KLAMATH FALLS, OR 97601

Dated this 15 day of February, 1996

Wayne A. Connors  
WAYNE A. CONNORS

Pamela J. Connors by Wayne A. Connors  
PAMELA J. CONNORS Power of Attorney

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. February 19 96  
COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_

WAYNE A. CONNORS and PAMELA J. CONNORS -- for himself and as attorney-in-fact  
for PAMELA J. CONNORS  
and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title Co

on this 20th day of Feb A.D., 19 96  
at 11:53 o'clock A M. and duly recorded  
in Vol. M96 of Deeds Page 4629

Bernetha G. Leisch County Clerk

By Spitta Leisch

Deputy.

Fee, \$30.00

96 FEB 20 AM 1:53

Return to:  
JESS H. SCHEFSTROM  
936 BUENA VISTA  
KLAMATH FALLS, OR 97601