

200 JAN 28 AM 11:49

MT49890-KR
WARRANTY DEED

Vol M00 Page 2892

CORDIA JAMES AKA CORDIA LEAVERN JAMES and REUBEN L. JAMES, as tenants by the entirety,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

RONALD J. SCHAUER and TONYA SCHAUER, 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:

LOTS 12 AND 37, BLOCK 41 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TOGETHER WITH a 1980 SEQUO 2U Manufactured Home, Oregon License #X169153 and Serial #240125D4662 which is situate on the real property described above.

ACCT# 3811-017A0-00900-	KEY# 472982
ACCT# 3811-016B0-06000	KEY# 470653
ACCT# M-169153	KEY# 67377

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 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6016 BUFFLEHEAD, BONANZA, OR 97623

Dated this 10 day of January, 2000.

Cordia James AKA Cordia Leavern James
CORDIA JAMES AKA CORDIA LEAVERN JAMES

Reuben L. James
REUBEN L. JAMES

State of Iowa
County of Palo Alto

This instrument was acknowledged before me on January 10, 2000 by CORDIA JAMES AND REUBEN L. JAMES.

Janelle Hoffman
(Notary Public)

My commission expires



ESCROW NO. MT49890-KR

Return to:

RONALD J. SCHAUER
6016 BUFFLEHEAD
BONANZA, OR 97623

State of Oregon, County of Klamath
Recorded 1/28/00, at 11:49 A.M.
In Vol. M00 Page 2892
Linda Smith,
County Clerk Fee \$ 21.00

21.00