



MT57665-KR

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
RAY SCHAEFFER & KAREN SCHAEFFER
833 CALIFORNIA AVENUE
KLAMATH FALLS OR 97601

Until a change is requested all
tax statements shall be sent to
the following address:
RAY SCHAEFFER & KAREN SCHAEFFER
833 CALIFORNIA AVENUE
KLAMATH FALLS OR 97601

Escrow No. MT57665-KR
Title No. _____

Vol M02 Page 64263

State of Oregon, County of Klamath
Recorded 11/06/2002 3:04 p.m.
Vol M02, Pg 64263
Linda Smith, County Clerk
Fee \$ 2.00 # of Pgs 1

'02 NOV 6 PM3:04

WARRANTY DEED

DONALD RIDER and EVELYN VICTORIA RIDER,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RAY SCHAEFFER and KAREN R. SCHAEFFER, as tenants by the entirety
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 13 in Block 203 of MILLS SECOND 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.

KEY #631702
KEY #P875863

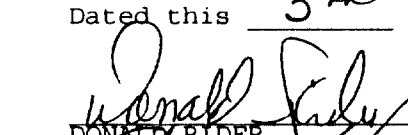
ACCT #3809-033DC-06200
ACCT #P001295

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.

The true and actual consideration for this conveyance is \$ **250,000.00.**

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.

Dated this 5th day of November, 2002.


DONALD RIDER


EVELYN VICTORIA RIDER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 5, 2002 by
DONALD RIDER & EVELYN VICTORIA RIDER.


(Notary Public for Oregon)

My commission expires 11/16/2003

