

03 FEB 20 AM 11:35

After Recording Return to:
CHARLES W. JAMES
10749 Vincent Drive
Klamath Falls, OR 97603
Until a change is requested all tax statements
Shall be sent to the following address:
CHARLES W. JAMES
10749 Vincent Drive
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 02/20/2003 11:35a m.
Vol M03 Pg 10249
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

KARI J. SCHOENHARD, herein called grantor, convey(s) to **CHARLES W. JAMES, AN ESTATE IN FEE SIMPLE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

UNIT NUMBER 10749, TRACT 1336, FALCON HEIGHTS CONDOMINIUM, STAGE 1, in the County of Klamath, State of Oregon.

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 **\$63,500.00**.
(here comply with the requirements of ORS 93.930)

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: 12 Feb '03

Kari Schoenhard
KARI J. SCHOENHARD

ND Burleigh
STATE OF ~~OREGON~~, County of ~~Klamath~~ ss.

On February 12, 2003 personally appeared the above named **KARI J. SCHOENHARD** and acknowledged the foregoing instrument to be ~~her~~/his/their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00056486

Before me: *Cathy Hefly*
Notary Public for ~~Oregon~~ ND
My commission expires: May 24, 2006

Official Seal

