

'03 FEB 28 PM 2:58



After recording return to:
Robert Schilling and Tina Schilling
3268 Hat Court
Stockton, CA 95206

Until a change is requested all tax statements shall be sent to the following address:
Robert Schilling and Tina Schilling
3268 Hat Court
Stockton, CA 95206

File No.: 7064-109635 (LAT)
Date: February 13, 2003

State of Oregon, County of Klamath
THIS SPACE Recorded 02/28/2003 2:58p m.
Vol M03 Pg 12535-36
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Delbert H. Latham and Sandra D. Latham as tenants by the entirety, Grantor, conveys and warrants to Robert Schilling and Tina Schilling as tenants by the entirety, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4 in Block 6 Wagon Trail Acreages No. 1, Second Additon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. Covenants, conditions, restrictions, reservations, easements for public utilities, districts, water companies, alleys and streets, rights and rights of way of record, if any; also exceptions of oil, gas, minerals and hydrocarbons, and/or lease, if any, without the right of surface entry.

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 consideration for this conveyance is **\$17,500.00**. (Here comply with requirements of ORS 93.030)

K26.-

APN: 128409

Statutory Warranty Deed
- continued

File No.: 7064-109635 (LAT)
Date: 02/13/2003

Delbert H. Latham
Delbert H. Latham

Sandra D. Latham
Sandra D. Latham

STATE OF Oregon)
County of Deschutes)ss.

This instrument was acknowledged before me on this 27 day of Feb., 2003
by **Delbert H. Latham and Sandra D. Latham.**

Lisa A. Tracy
Notary Public for Oregon

My commission expires: 2-05-06



Unofficial Copy