

MT 59919-142

State of Oregon, County of Klamath
Recorded 03/18/2003 3:10 p.m.
Vol M03 Pg 16286-88
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.

Judith Brosterhous
9318 St. Andrews Cr.
Klamath Falls, OR 97603

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Warranty Deed

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.

Patricia K. Kelleher, successor trustee of The
Rena Mae Schwabenland Trust dated February 2, 1993

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

Judith L. Brosterhous

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$190,000.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

WARRANTY DEED

16287

PATRICIA K. KELLEHER, SUCCESSOR TRUSTEE OF THE RENA MAE SCHABENLAND 1993 LIVING TRUST DATED FEBRUARY 2, 1993, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JUDITH L. BROSTERHOUS, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$190,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 9318 ST ANDREWS CIRCLE, KLAMATH FALLS, OR 97603

Dated this 10th day of March, 2003.

THE RENA MAE SCHABENLAND 1993 LIVING TRUST DATED FEBRUARY 2, 1993

BY: Patricia K. Kelleher, Successor Trustee
PATRICIA K. KELLEHER, SUCCESSOR TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 10, 2003 by PATRICIA K. KELLEHER, SUCCESSOR TRUSTEE OF THE RENA MAE SCHWABENLAND 1993 LIVING TRUST.



Kristil J. Redd
(Notary Public for Oregon)
My commission expires 11/16/2003

ESCROW NO. MT59919-KR

Return to:
JUDITH L. BROSTERHOUS
9318 ST ANDREWS CIRCLE
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

Unit A of Building No. 4, STAGE II PLAT OF TRACT 1271 - SHIELD CREST
CONDOMINIUMS, according to the official plat thereof on file in the office of the County Clerk
of Klamath County, Oregon.

Together with that interest in common areas as disclosed by Declaration of Shield Crest
Condominiums recorded April 23, 1991, and Supplemented by Supplemental Declaration.

Also together with an undivided interest in all those private roads shown on the plat and more
particularly described in Declaration recorded in Volume M84, page 4256, and in Easement
recorded May 23, 1990, in Volume M90, page 9828, Microfilm Records of Klamath County,
Oregon.