

03 MAY 19 AM 11:13

Vol M03 Page 33523

State of Oregon, County of Klamath
Recorded 05/19/2003 11:13 a. m.
Vol M03 Pg 33523-25
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

MAY-08-03 08:10AM FROM-FATCO Klamath Falls

+5418828118

T-858 P.018/021 F-701



After recording return to:
Roger W. Schooler and Cheryl Ann
Schooler
11522 Red Wing Loop
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Roger W. Schooler and Cheryl Ann
Schooler
11522 Red Wing Loop
Klamath Falls, OR 97603
File No.: 7021-167268 (SAC)
Date: May 08, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

Key Bank, NA, Grantor, conveys and specially warrants to Roger W. Schooler and Cheryl Ann Schooler, husband and wife as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

A portion of Lots 15 and 16 in Block 30 of FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon as defined by Lot Line Adjustment 2-92, more particularly described as follows:

Beginning at the Northeast corner of said Lot 15, thence along the Easterly line of Lot 15 South 00°05'24" West 108.00 feet; thence South 75°53'56" West 179.48 feet to a point on the Westerly line of Lot 16; thence North 00°05'24" East 152.00 feet to the Northwest corner of Lot 15; thence South 89°54'36" East 174.00 feet to the point of beginning.

This property is free from liens and encumbrances, EXCEPT:

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.

K31.

33524

MAY-08-03 09:10AM FROM-FATCO Klamath Falls

+5418828115

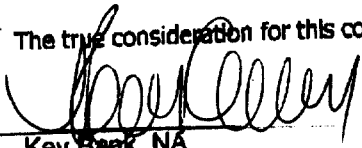
T-858 P.019/021 F-791

APN: 622712

Statutory Special Warranty Deed
- continued

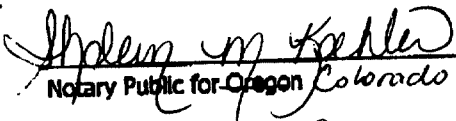
File No.: 7021-167288 (SAC)
Date: 05/08/2003

The true consideration for this conveyance is \$60,000.00.


Key Bank, NA
By Fidelity National Asset Management Solutions
Its Attorney in Fact
Pamela J. Crocker, Vice President

STATE OF ~~Oregon~~ Colorado)
County of ~~Klamath~~ Jefferson) ss.

This instrument was acknowledged before me on this 12th day of May, 2003
by as of Key Bank, NA, on behalf of the .


Notary Public for ~~Oregon~~ Colorado

My commission expires: 9-23-06

SHALEEN M KOEHLER
Notary Public
State of Colorado

SPECIAL POWER OF ATTORNEY

Return to: Fidelity Nat'l Asset Mgmt.
 Odeta Kapatayes
 10385 Westmoor Dr., Suite 100
 Westminster, CO 80021

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **KEYBANK NATIONAL ASSOCIATION**, a National Banking Association, ("KeyBank") with its principal office located at 127 Public Square, Cleveland, Ohio 44114, does hereby make, approve and appoint the **FIDELITY NATIONAL ASSET MANAGEMENT**, a corporation organized and existing under the laws of the United States of America, and having an office located at 1120 W. 122nd Ave, Westminster, CO 80234 its agent and attorney in fact, with full power and authority to act for it and on its behalf in the management and disposition of the real estate owned (REO) held by KeyBank which KeyBank has referred to said attorney in fact, on the following terms and conditions:

1. Said attorney in fact shall be authorized to do and perform, on behalf of KeyBank and in its place and stead, and with equal validity, any and all lawful acts, matters and things whatsoever requisite, necessary, proper or convenient to be done, as fully, to all intents and purposes, as KeyBank might or could do itself, with respect to the sale and disposition of such REO. KeyBank hereby authorizes and empowers the said attorney in fact to negotiate such terms of disposition as it shall deem satisfactory, and for KeyBank and in its name to make, sign, execute, acknowledge and deliver any and all contracts of sale, or any other agreements, deeds of conveyance and other documents in connection therewith.

2. This Special Power of Attorney shall be effective from the date of execution hereof until it is revoked in writing.

IN WITNESS WHEREOF, the said grantor has caused this instrument to be executed by the Senior Vice President, this 24th day of SEPTEMBER, 2002.

ATTEST:

KEYBANK NATIONAL ASSOCIATION

By: Mary L Ali
 Name: **MARY L. ALI**
 Title: **Assistant Vice President**

By: Thomas E Hahn
 Name: **THOMAS E. HAHN**
 Title: **Senior Vice President**

By: Agnes Vucic
 Name: **AGNES VUCIC**
 Title: **Officer**

STATE OF **Ohio**

COUNTY OF **Cuyahoga**

)SS:

On this 24TH day of SEPTEMBER, 2002, before me, a Notary Public of the State of OHIO, personally appeared THOMAS E. HAHN, known to me to be the person whose name is subscribed to the within Special Power of Attorney and to be the **SENIOR VICE PRESIDENT**, of the said KeyBank National Association, and acknowledge that he/she executed same on behalf of the corporation for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My commission expires:

12-30-06

Brenda C. Powers
 Notary Public

BRENDA C. POWERS
 Notary Public, State of Ohio
 Cuyahoga County
 My Commission Expires 12/30/2006