

03 JUL 2 PM3:20



MTC-61027 NS

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**THIS SPACE RESERVED FOR RECORDER'S USE**

After recording return to.

**AARON NEESE**

10103 WRIGHT AVENUE

KLAMATH FALLS, OR 97603

Until a change is requested all tax statements shall be sent to

**AARON NEESE**

10103 WRIGHT AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT61027-MS

**State of Oregon, County of Klamath**

Recorded 07/02/2003 3:20 p m

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Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

## WARRANTY DEED

**ERIC SCHWARZ and CHRISTIE SCHWARZ**, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to **AARON NEESE and BRYN S. NEESE**, husband and wife, 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:

UNIT 10103 (WRIGHT AVENUE) SUPPLEMENTAL PLAT, TRACT 1379, FALCON HEIGHTS CONDOMINIUM-  
STAGE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY  
CLERK OF KLAMATH COUNTY, OREGON.

**887742**

**3909-03400-70062**

Grantor is lawfully seized in fee simple on the above granted premises and 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 \$82,500.00.**

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 6 day of May 1963

ERIC SCHWARZ

CHRISTIE SCHWARZ

STATE OF CALIFORNIA

COUNTY OF Revised

On 6/30/03, before me, Steven M. Levchenko, personally appeared ERIC SCHWARZ and CHRISTIE SCHWARZ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

**Signature**

