

03 OCT 27 PM 3:34

NTC-62658 KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

STEVEN R. DUFFY

4777 Onyx Place

Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 10/27/03 2:34 p.m.

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Linda Smith, County Clerk

Fee \$ 26 # of Pgs 2

Until a change is requested all
tax statements shall be sent to
The following address:

STEVEN R. DUFFY

4777 Onyx Place

Klamath Falls, OR 97603

Escrow No. MT62658-KR

WARRANTY DEED

GEORGE L. SCHMIEDEL and ANA L. SCHMIEDEL, as tenants in common, Grantor(s) hereby grant, bargain, sell, warrant and convey to STEVEN R. DUFFY, 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:

Lot 8 in Block 4 of TRACT NO. 1025 - WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3909-011CD-07200-000

Key No.: 555740

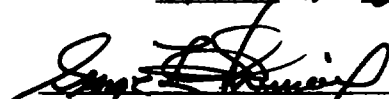
Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

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 \$90,000.00.

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.

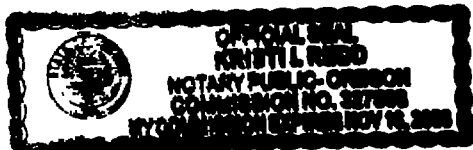
Dated this 21 day of October, 2003.


GEORGE L. SCHMIEDEL


ANA L. SCHMIEDEL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct. 24 2003 by GEORGE L. SCHMIEDEL and ANA L. SCHMIEDEL.




(Notary Public for Oregon)

My commission expires 11/14/2003

26-03
M

79666

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

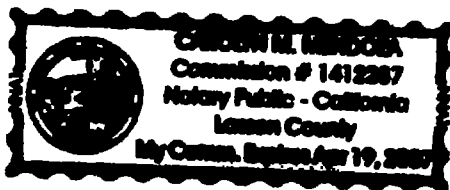
County of

Plumas

ss.

On 10/31/03 before me, CAROLYN M. MENDOZA Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared George L. Schmiedel
Name(s) of Signer(s)

☐ personally known to me
☒ 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 his/her/their 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.

Carolyn M. Mendoza
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Escrow Papers

Document Date:

10/21/03

Number of Pages:

29 total

Signer(s) Other Than Named Above:

none

(3 notarized)

Capacity(ies) Claimed by Signer

Signer's Name:

George L. Schmiedel

☒ Individual☐ Corporate Officer — Title(s):☐ Partner — ☐ Limited ☐ General☐ Attorney-in-Fact☐ Trustee☐ Guardian or Conservator☐ Other:

Signer is Representing:

self.

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