



WTC- 64466 TM

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

SAMUEL E. SCHNEIDER1965 HURON STREETKLAMATH FALLS, OR 97601

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

SAMUEL E. SCHNEIDER1965 HURON STREETKLAMATH FALLS, OR 97601

Escrow No. MT64466-TM

State of Oregon, County of Klamath

Recorded 03/31/2004 11:15 A mVol M04 Pg 18054-55

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

STEVEN BRUCE MATHIASON and JANE MARIE MATHIASON, as tenants by the entirety, Grantor(s) hereby convey and warrant to SAMUEL E. SCHNEIDER and JENNIFER C. LANGE-SCHNEIDER, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

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

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$128,500.00.

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 30th day of March, 2004

Steven Bruce Mathiason
STEVEN BRUCE MATHIASON

Jane Marie Mathiason
JANE MARIE MATHIASON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 30, 2004 by STEVEN BRUCE MATHIASON and JANE MARIE MATHIASON.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

2600

18055

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 19 and that portion of Lot 18 described as follows, to wit: Beginning at a point being the Northwest corner of Lot 19, Block 39, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence West along the North line of Lot 18 of said Block 39, 10 feet; thence in a Southerly direction and at right angles to Huron Street to the South line of said Lot 18; thence 10 feet in an Easterly direction along the South line of said Lot 18 to the Southwest corner of Lot 19; thence Northerly along the West line of Lot 19 to the point of beginning, being 10 feet off the East side of Lot 18, all in Block 39 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon.

Tax Account No: 3809-028CB-04600-000

Key No: 305271