

04 JUL 14 PM 3:02

1 of 2

Vol M04 Page 45937

After Recording Return to:

DEBRA M. ERNST

614 Grant St  
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

DEBRA M. ERNST

Same As Above

State of Oregon, County of Klamath

Recorded 07/14/2004 3:02 p m

Vol M04 Pg 45937-38

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

ASPEN: 591376AF  
**WARRANTY DEED**  
(INDIVIDUAL)

BRADRICK H. SCHAUER and STEVEN E. SCHAUER, herein called grantor, convey(s) to DEBRA M. ERNST, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 3 and 4, Block 34, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

\* BEING RECORDED IN COUNTER PART

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$98,000.00.**  
(here comply with the requirements of ORS 93.930)

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 12 July 2004

Bradrick H. Schauer  
BRADRICK H. SCHAUER

STEVEN E. SCHAUER  
STEVEN E. SCHAUER

STATE OF OREGON, County of Multnomah ss. Klamath

On July 12 2004 personally appeared the above named ~~BRADRICK H. SCHAUER and STEVEN E. SCHAUER~~ and acknowledged the foregoing instrument to be Their/his/her voluntary act and deed.

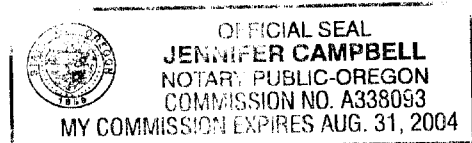
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00059376

Before me: Jennifer Campbell  
Notary Public for Oregon  
My commission expires Aug. 31, 2004

Official Seal



26-

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DEBRA M. ERNST

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Shall be sent to the following address:  
DEBRA M. ERNST  
Same As Above

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Dated \_\_\_\_\_.

BRADRICK H. SCHAUER

STEVEN E. SCHAUER

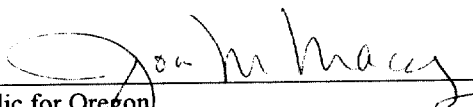
STATE OF OREGON, County of ~~Klamath~~ ss.

On July 12, 2004 personally appeared the above named BRADRICK H. SCHAUER and STEVEN E. SCHAUER and acknowledged the foregoing instrument to be Their/his/her voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00059376

Before me:   
Notary Public for Oregon  
My commission expires: 7-30-05

Official Seal

