

MTZ-66844

Vol M04 Page 54644**RECORDING COVER SHEET**

THIS COVER SHEET HAS BEEN PREPARED BY THE  
PERSON PRESENTING THE ATTACHED INSTRUMENT  
FOR RECORDING. ANY ERRORS IN THIS COVER SHEET  
DO NOT AFFECT THE TRANSACTION(S) CONTAINED  
IN THE INSTRUMENT ITSELF.

State of Oregon, County of Klamath

Recorded 08/19/04 3:15 P mVol M04 Pg 54644-45

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2**After Recording Return To:**

Western Title : Escrow Company  
PO Box 489

Florence, OR 97439

**1. Name(s) of the Transaction(s):**

Warranty deed

**2. Direct Party (Grantor):**

Bennie J. Schultz and Jean Schultz, individually and as  
co-trustees of the Schultz Living Trust

**3. Indirect Party (Grantee):**

Jacob W. Cook and Ashley A. Erickson, not as tenants in common  
but with the right of survivorship

**4. True and Actual Consideration Paid:**

\$19,000.00

**5. Legal Description:**

see attached

26.00  
am

## WARRANTY DEED -- STATUTORY FORM

54645

BENNIE J. SCHULTZ AND JEAN SCHULTZ, INDIVIDUALLY and as CO-TRUSTEES OF THE SCHULTZ LIVING TRUST, Grantor,

conveys and warrants to

JACOB W. COOK and ASHLEY A. ERICKSON, not as tenants in common but with the right of survivorship, Grantee,  
the following described real property, free of encumbrances except as specifically set forth herein, to wit:

A parcel of land situated in the SE1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of the SE1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence West along the North line of the SE1/4, 220 feet; thence South parallel to the East line of the SE1/4 to the North line of Elk Drive; thence Easterly along the North line of Elk Drive to a point lying South of the point of beginning; thence North to the point of beginning.

EXCEPTING THEREFROM any portion lying within a Klamath County Roadway.

Map/Tax Lot No(s): 2408 025D0-00100-000 Key No. 149191  
2408 025D0-00301-000 Key No. 885848

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$ 19,000.00.

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 17 day of August, 2004.

Bennie J. Schultz  
BENNIE J. SCHULTZ

Jean Schultz  
JEAN SCHULTZ

THE SCHULTZ LIVING TRUST

BY: Bennie J. Schultz  
BENNIE J. SCHULTZ, CO-TRUSTEE

BY: Jean Schultz  
JEAN SCHULTZ, CO-TRUSTEE

STATE OF OREGON, COUNTY OF Lane ) ss.

This instrument was acknowledged before me on August 17, 2004 by BENNIE J. SCHULTZ AND JEAN SCHULTZ, INDIVIDUALLY AND BENNIE J. SCHULTZ AND JEAN SCHULTZ, CO-TRUSTEES OF THE SCHULTZ LIVING TRUST.

Walter Schermerhorn  
(Notary Public for Oregon)

My commission expires 2-23-06

After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
(PO BOX 489)  
FLORENCE, OR 97439

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

JACOB W. COOK AND ASHLEY A. ERICKSON  
52668 DOE LANE  
LA PINE, OR 97739

TITLE NO. 0066244 Amerititle  
ESCROW NO. 34-0035204 Western Title & Escrow

