



After recording return to:  
John T. Schwartz  
General Delivery  
Sprague River, OR 97639

Until a change is requested all tax statements  
shall be sent to the following address:  
John T. Schwartz  
General Delivery  
Sprague River, OR 97639

File No.: 7021-510931 (SAC)  
Date: January 19, 2005

State of Oregon, County of Klamath  
Recorded 01/28/05 11:36 a m  
Vol M05 Pg 06360-61  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**Bonnie L. Catalono who took title as Bonnie L. Long**, Grantor, conveys and warrants to **John T. Schwartz**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lots 1, 2, 3 & 4 in Block 7, FIRST ADDITION TO SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH A 1976 CONC Manufactured Home, Plate # X184234, VIN # 2967433860.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$22,000.00**. (Here comply with requirements of ORS 93.030)

26F

06361

APN: 331750

Statutory Warranty Deed  
- continued

File No.: 7021-510931 (SAC)  
Date: 01/19/2005

January 28, 2005

Bonnie L. Catalano  
Bonnie L. Long Catalano - formerly

Bonnie L. Long

STATE OF Oregon

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)ss.

County of Klamath

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This instrument was acknowledged before me on this 28 day of Jan, 2005  
by ~~Bonnie L. Long~~ Catalano - formerly Bonnie L. Long

Notary Public for Oregon  
My commission expires: 8-2-07

