

05 FEB 23 PM 11:49

State of Oregon, County of Klamath
Recorded 02/23/2005 11:49 m
Vol M05 Pg 11844
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

1st 528347

WARRANTY DEED -- STATUTORY FORM

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

conveys and warrants to

ROBERT H. MCCUTCHAN and BONNIE J. MCCUTCHAN, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 3 Block 1 of River West, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 149379
Map/Tax Lot No(s): 2608-25D-3400

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 \$19,900.00 .

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 18 day of February, 2005.

Bonnie J. Schultz
BENNIE J. SCHULTZ, TRUSTEE
Jean Schultz
JEAN SCHULTZ, TRUSTEE

STATE OF OREGON, COUNTY OF Lane) SS.

This instrument was acknowledged before me on February 18, 2005 by BENNIE J. SCHULTZ and JEAN SCHULTZ, CO-TRUSTEES OF THE SCHULTZ LIVING TRUST.

Kirsten Schermerhorn
(Notary Public for Oregon)
My commission expires 2-23-06



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
ROBERT H. & BONNIE MCCUTCHAN
235 MISSISSIPPI DRIVE
GILCHRIST, OR 97732

TITLE NO. 7029528347
ESCROW NO. 14-0006805

218