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MT-7014 MS



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State of Oregon, County of Klamath
Recorded 06/23/05 3:19 p m
Vol M05 Pg 47527-28
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESER

After recording return to:
Brian L. Schumacher
601 N. Alameda Avenue
Klamath Falls, OR 97601

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

Brian L. Schumacher
601 N. Alameda Avenue
Klamath Falls, OR 97601

Escrow No. MT70114-MS

STATUTORY WARRANTY DEED

Rollie H. Knaggs and Fran A. Knaggs, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Brian L. Schumacher and Maren A. Schumacher, 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 **\$115,000.00**.

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 3rd day of June, 2005

Rollie H. Knaggs
Rollie H. Knaggs
Fran A. Knaggs
Fran A. Knaggs

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6/23, 2005 by Rollie H. Knaggs and Fran A. Knaggs.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

2600

EXHIBIT "A"
LEGAL DESCRIPTION

All of that part of Lots 12 and 13, Block 26, 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, described as follows:

Beginning at a point on the line between Lots 11 and 12, Block 26, said Hot Springs Addition, which point is half way between the Northeasterly line of Alameda Street and the Southwesterly line of the alley located between said Lots 11 and 12 and Lot 6 of said Block; thence from said point of beginning in a Southeasterly direction through said Lots 12 and 13 on a line parallel to the line of the alley aforesaid to the Northwesterly line of Esplanade Street; thence Southwesterly along said line of Esplanade Street to the Northeasterly line of Alameda Street; thence Northwesterly along the Northeasterly line of Alameda Street to the Southwesterly corner common to said Lots 11 and 12; thence in a Northeasterly direction along the lot line between said Lots 11 and 12 to the point of beginning.