



After recording return to:
Chris Schweiger
5817 Harlan Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Chris Schweiger
5817 Harlan Drive
Klamath Falls, OR 97603

File No.: 7021-600309 (BS)
Date: June 23, 2005

State of Oregon, County of Klamath
Recorded 06/30/05 2:44 p m
Vol M05 Pg 49882-83
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY SPECIAL WARRANTY DEED

Frederick W. Chase and Marilyn E. Chase as tenants by the entirety, Grantor, conveys and specially warrants to **Chris Schweiger, an unmarried man**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

Lot 9 in Block 2 of Sunset Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$168,500.00**.

Dated this 27 day of June, 2005.


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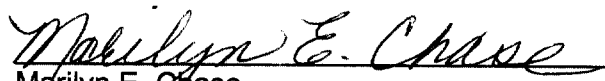
49883

APN: R563544

Statutory Special Warranty Deed
- continued

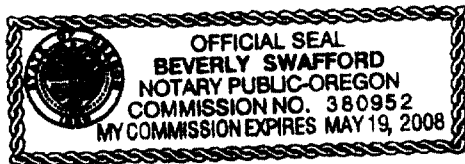
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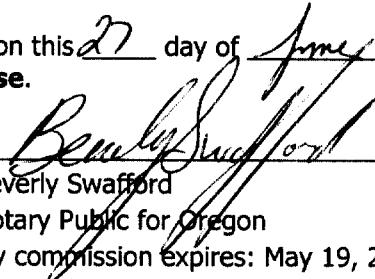

Frederick W. Chase


Marilyn E. Chase

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 27 day of June, 2005
by **Frederick W. Chase and Marilyn E. Chase.**




Beverly Swafford
Notary Public for Oregon
My commission expires: May 19, 2008