

After Recording Return to:

ROY M. KNOEBEL and SANDRA K. KNOEBEL

*3939 S. 6th St #140  
Klamath Falls, OR 97603*

Until a change is requested all tax statements

Shall be sent to the following address:

ROY M. KNOEBEL and SANDRA K. KNOEBEL

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE - 62033 MS

RICHARD THOMAS SHEA and ROXANNE K. SHEA, husband and wife, herein called grantor, convey(s) to ROY M. KNOEBEL and SANDRA K. KNOEBEL, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The N 1/2 of Lot 2, Block 8, ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-010AC TL 02700 KEY #541514

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$178,500.00.  
(here comply with the requirements of ORS 93.930)

*Rmk*  
*SKK*  
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 September 21, 2005.

*Richard Thomas Shea*

RICHARD THOMAS SHEA

*Roxanne K Shea*

ROXANNE K. SHEA

STATE OF OREGON, County of Klamath) ss.

On Sept 22, 2005 personally appeared the above named RICHARD THOMAS SHEA and ROXANNE K. SHEA and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00062033

Before me: *M.A. Silveria*

Notary Public for Oregon

My commission expires: *3/10/09*

Official Seal

