

MT71591 TM



M05-66530

Klamath County, Oregon

10/13/2005 03:17:32 PM

Pages 2 Fee: \$26.00

After recording return to:

Michael L. Schulte

377 W. Fallbrook #201

Fresno, CA 93711

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

Michael L. Schulte

377 W. Fallbrook #201

Fresno, CA 93711

Escrow No. MT71591-TM

Title No. 0071591

STATUTORY WARRANTY DEED

Joseph J. Carter, Grantor(s) hereby convey and warrant to **Michael L. Schulte**, 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 **\$135,000.00**.

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 11 day of Oct, 2005.

Joseph J. Carter

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Oct 11, 2005 by Joseph J. Carter.

(Notary Public for Oregon)

My commission expires April 21, 2008



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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 19 in Block 13 of FAIRVIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO, being in the Northwest quarter of the Southeast quarter of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, situated in the City of Klamath Falls, Klamath County, Oregon:

Beginning at the Southeast corner of Lot 19, Block 13 of FAIRVIEW ADDITION to the City of Klamath Falls, Oregon; thence North 50 feet; thence East 44 feet; thence South 50 feet; thence West 44 feet to the point of beginning.

Tax Account No: 3809-029DB-01900-000

Key No: 302997