



MT71929 TM

M05-68223

Klamath County, Oregon

11/03/2005 02:41:22 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. MT71929-TM

Title No. 0071929

SAL

STATUTORY WARRANTY DEED

DIRK DEGROOT AND DERRICK DEGROOT, AS TENANTS IN COMMON, AS TO AN UNDIVIDED 1/2 INTREST, 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 **\$145,000.00**.

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 27 day of Oct, 2005

DIRK DEGROOT

DERRICK DEGROOT

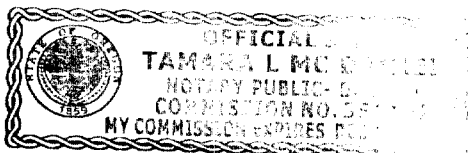
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Oct 27 2005 by DIRK DEGROOT and DERRICK DEGROOT.

Tamara L. Ueda
(Notary Public for Oregon)

My commission expires 12/17/05



2600

EXHIBIT "A"
LEGAL DESCRIPTION

The North 48 feet of Lot 1 and all of Lot 2, EXCEPT a portion deeded to United States of America by the Klamath Canal Co., in Block 61, NICHOLS 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.

And all the following portion of Lots 1 and 2, Block 61 of NICHOLS ADDITION to the City of Klamath Falls, (formerly Linkville), Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, as follows:

Beginning at the most Easterly corner of said Block 61; thence Northwest along the line of Eleventh Street 72 feet; thence at right angles with Eleventh Street in a Southwesterly direction 69 feet, more or less to the line of the U.S. Government Canal right of way; thence in a Southeasterly direction along the line of said right of way to line of Lincoln, (formerly Washington) Street; thence Northeasterly along Lincoln Street, 41.6 feet, more or less to the place of beginning.

Tax Account No: 3809-029DC-05000-000

Key No: 370137