

MT7-71739 TM



**M05-70002**

Klamath County, Oregon

11/29/2005 03:13:52 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. MT71739-TM

Title No. 0071739

### STATUTORY WARRANTY DEED

**KRISTINA M. JOHN**, 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 **\$87,500.00**.

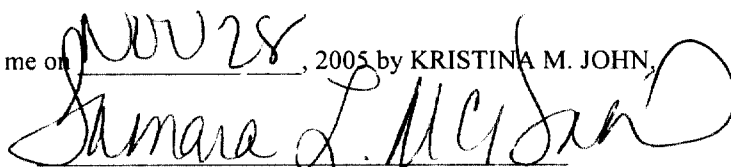
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 28 day of NOV, 2005

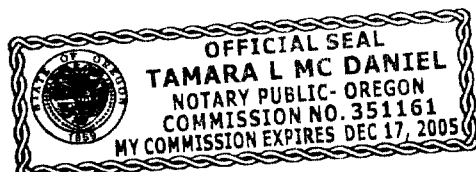
  
KRISTINA M. JOHN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on NOV 28, 2005 by KRISTINA M. JOHN,

  
(Notary Public for Oregon)

My commission expires 12/17/05



26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot "A" in Block 69 of NICHOLS ADDITION to the City of Klamath Falls, according to the supplemental plat of said Block 69 filed June 12, 1917, SAVING AND EXCEPTING a 10 foot strip off the South end of said Lot "A" reserved for an alley; property herein described having a frontage of 40 feet on 11th Street with a depth of 80 feet along McKinley Street. ALSO, all that portion of Lot "B" adjoining Lot "A" described as follows:

Beginning at the Westerly line of 11th Street at a point 27.85 feet distant from the intersection of said line of 11th Street with the line between Lots "A" and "B" aforesaid; thence on a direct line to the most Southerly corner of said Lot "B"; thence Northeasterly along said line between Lots "A" and "B" to the said line of 11th Street; thence Northwesterly along said line of 11th Street 27.85 feet to the point of beginning, all in Block 69 of the supplemental plat of Block 69, NICHOLS ADDITION to Klamath Falls, Oregon, as filed June 12, 1917, Klamath Falls, Oregon, all in Klamath County, Oregon.

Account No.: 3809-029DC-03400-000      Key No.: 370994