



M06-02660

Klamath County, Oregon

02/10/2006 03:09:29 PM

Pages 1 Fee: \$21.00

After recording return to:

Ronald A. Steinbock

~~4819 Villa Drive~~ 9103 St. Andrews Circle

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Ronald A. Steinbock

~~4819 Villa Drive~~ 9103 St. Andrews Circle

Klamath Falls, OR 97603

Escrow No. MT72980-KR

Title No. 0072980

SWD

MTC 72980 - KR

### STATUTORY WARRANTY DEED

**Henry J. Caldwell, Trustee of the Henry and Geneva Caldwell Family Trust, UDA September 11, 1995**, Grantor(s) hereby convey and warrant to **Ronald A. Steinbock and Sandra M. Steinbock, as tenants by the entirety**, 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:

Unit C, Stage IX, Building 8 Shield Crest Condominiums, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded M84 on page 4256, records of Klamath County, Oregon.

Tax Account No: 3910-008B0-97013-000

Key No: 887870

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 **\$267,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 10<sup>th</sup> day of February, 2006.

Henry J. Caldwell, Trustee  
Henry J. Caldwell, Trustee of the Henry and Geneva  
Caldwell Family Trust, UDA September 11, 1995

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Feb. 10, 2006 by Henry J. Caldwell.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007