

mtc-73695 MS

THIS SPACE RESERVED FOR RECORDER'S USE



**M06-06858**

Klamath County, Oregon

04/10/2006 10:42:11 AM

Pages 2 Fee: \$26.00

After recording return to:

Doug Yates

9390 Ground Squirrel Drive

Bonanza, OR 97623

Until a change is requested all

tax statements shall be sent to

The following address:

Doug Yates

9390 Ground Squirrel Drive

Bonanza, OR 97623

Escrow No. MT73695-MS

Title No. 0073695

SWD

### STATUTORY WARRANTY DEED

**Roger W. Schooler and Cheryl Ann Schooler, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Doug Yates and Monica Yates, 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:

**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 **\$35,000.00**.

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

6<sup>th</sup>

day of

April

2006

Roger W. Schooler

Cheryl Ann Schooler

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 416, 2006 by Roger W. Schooler and Cheryl Ann Schooler.



(Notary Public for Oregon)

My commission expires

12/20/06

26.00

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

All that portion of Lots 5 and 6 in Block 21, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Easterly corner of Lot 5 in said Block 21; thence Southwesterly along a line between Lots 5 and 4 in said Block a distance of 50 feet; thence Northwesterly parallel with Martin Street a distance of 50 feet to the line between Lots 6 and 7 in said Block; thence Northwesterly along said line between Lots 6 and 7 to the Southwesterly line of Division Street; thence Southeasterly along said line of Division Street 50 feet to the point of beginning.

Tax Account No:3809-033AB-09700-000 Key No:417953