

**M06-08411**

Klamath County, Oregon

04/28/2006 03:42:04 PM

Pages 2 Fee: \$26.00



After recording return to:  
John J. Wick and Marteen L. Wick  
PO Box 1071  
Florence, OR 97439

Until a change is requested all tax statements  
shall be sent to the following address:  
John J. Wick and Marteen L. Wick  
PO Box 1071  
Florence, OR 97439

File No.: 7064-787570 (MG)  
Date: March 29, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**John C. Schrand and Barbara L. Schrand as tenants by the entirety**, Grantor, conveys and warrants to **John J. Wick and Marteen L. Wick as tenants by the entirety and Stephen D. Massey**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 18 Block 1, Tract 1122, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$45,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

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*26P*  
Dated this 14th day of April 2006

APN: R166536

Statutory Warranty Deed  
- continued

File No.: 7064-787570 (MG)  
Date: 03/29/2006

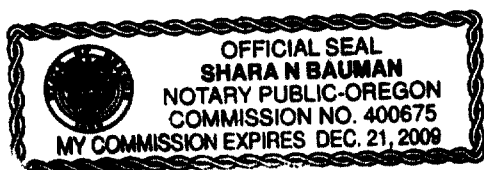
Dated this 14 day of April, 2006

John C. Schrand  
John C. Schrand

Barbara L. Schrand  
Barbara L. Schrand

STATE OF Oregon )  
County of ~~Klamath~~ Deschutes )ss.

This instrument was acknowledged before me on this 14 day of April, 2006  
by **John C. Schrand and Barbara L. Schrand.**



Shara N. Bauman

Notary Public for Oregon

My commission expires: 12/21/09