

M06-08939

Klamath County, Oregon

05/05/2006 03:04:02 PM

Pages 1 Fee: \$21.00

After Recording Return to:

STEPHEN MATTHEW SCHULTZ

3705 Madison St.
Klamath Falls, OR 97603

Until a change is requested all tax statements

shall be sent to the following address:

STEPHEN MATTHEW SCHULTZ

ASPEN: 63244 SH

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That ANDREA J. SCHULTZ, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto STEPHEN MATTHEW SCHULTZ, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

Lot 14, KENNICOTT COUNTRY ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-012BC TL 06100 KEY# 561519

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$TO CORRECT VESTING AND REMOVE INTEREST.

(here comply with the requirements of ORS 93.930)

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)).

In Witness Whereof, the grantor has executed this instrument May 15, 2006; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Andrea J. Schultz
ANDREA J. SCHULTZ

New York
STATE OF OREGON,

County of ERIE) ss.

The foregoing instrument was acknowledged before me this
MAY 15, 2006, by ANDREA J.
SCHULTZ.

(SEAL)

Susan A. Blum
Notary Public for Oregon New York

SUSAN A. BLUM
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN NIAGARA COUNTY
MY COMMISSION EXPIRES DEC. 31, 2009

My commission expires: _____

BARGAIN AND SALE DEED

ANDREA J. SCHULTZ, as grantor

and

STEPHEN MATTHEW SCHULTZ, as grantee

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00063244