



MTCT5988-SH

After recording return to:

Robert M. Douglas

2465 VALE ROAD

KLAMATH FALLS, OR 97603

2006-016690

Klamath County, Oregon



00001564200600166900010010

08/18/2006 03:03:08 PM

Fee: \$21.00

Until a change is requested all  
tax statements shall be sent to  
The following address:

Robert M. Douglas

2465 VALE ROAD

KLAMATH FALLS, OR 97603

Escrow No. MT75988-SH

Title No. 0075988

SWD

## STATUTORY WARRANTY DEED

**Donald A. Schneider and Tara L. Schneider, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Robert M. Douglas and Lisa M. Douglas, 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:

Tract 5 of JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3910-007A0-00600-000

Key No: 590355


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:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$360,000.00**.

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.

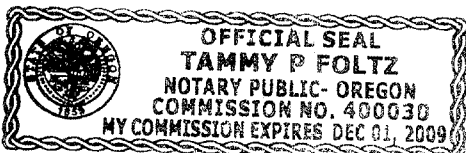
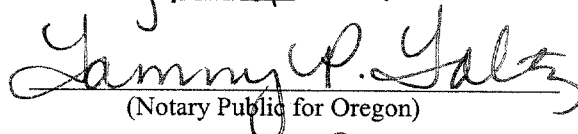
Dated this 16 day of August, 2006
  
Donald A. Schneider

  
Tara L. Schneider

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on August 16, 2006 by Donald A. Schneider and Tara L. Schneider.


  
(Notary Public for Oregon)

My commission expires

Dec 1, 2009

2/00