

MTC 76107-PS



THIS SPACE RE

2006-017037

Klamath County, Oregon



08/24/2006 10:57:04 AM

Fee: \$26.00

After recording return to:

PATRICK SCHAEFFER

55740 LOST RIDER LOOP

SUNRIVER, OR 97707

Until a change is requested all

tax statements shall be sent to

The following address:

PATRICK SCHAEFFER

55740 LOST RIDER LOOP

SUNRIVER, OR 97707

Escrow No. MT76107-PS

Title No. 0076107

STATUTORY WARRANTY DEED

PARADISE HILL DEVELOPMENT, L.L.C., an Oregon limited liability company, Grantor(s) hereby convey and warrant to PATRICK SCHAEFFER and MELODY SCHAEFFER, husband and wife, 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:

Lot 31, Tract 1460 – GRAY ROCK PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-006A0-01000-000

Key No: 892262

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 **\$121,000.00**.

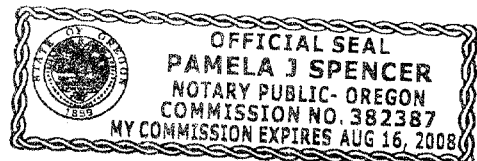
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 16th day of August, 2006

PARADISE HILL DEVELOPMENT, L.L.C.

BY: [Signature]
L. FRANK GOODSON, MEMBER

BY: [Signature]
MARK R. WENDT, MEMBER



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 17, 2006 by L. FRANK GOODSON, AS MEMBER OF PARADISE HILL DEVELOPMENT, L.L.C., an Oregon limited liability company.

[Signature]
(Notary Public for Oregon)

My commission expires 8/16/2008

26.00

STATE OF OREGON
COUNTY OF KLAMATH

This instrument was acknowledged before me on August 16, 2006 by
Mark R. Wendt, as Member of PARADISE HILL DEVELOPMENT, L.L.C., an Oregon
limited liability company.

Pamela J Spencer
Notary Public for Oregon
My commission expires: 8/16/2008

