



After recording return to:
Matthew W. Schnackenberg and
Jessamyn Schnackenberg
438 Washington
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Matthew W. Schnackenberg and
Jessamyn Schnackenberg
Address as shown above.

File No.: 7021-864733 (MTA)
Date: August 27, 2006

2006-017460
Klamath County, Oregon



00002508200600174600020021

08/30/2006 12:11:17 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Kelly L. Parker, Grantor, conveys and warrants to **Matthew W. Schnackenberg and Jessamyn Schnackenberg, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

THE NORTHWESTERLY 70 FEET OF LOT 1 IN BLOCK 50 OF FIRST 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.

Subject to:

1. The **2006-2007** Taxes, a lien not yet payable.
2. 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 **\$132,000.00**. (Here comply with requirements of ORS 93.030)

APN: 412397

Statutory Warranty Deed
- continued

File No.: **7021-864733 (MTA)**
Date: **08/27/2006**

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 28th day of August, 2006.

Kelly L. Parker
Kelly L. Parker

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 28th day of August, 2006
by **Kelly L. Parker**.

Wardene L. Addington
Notary Public for Oregon
My commission expires: March 22, 2009

Notary Public for Oregon
My commission expires: March 22, 2009

