

MTC 76067-MS



THIS SPACE RE

2006-019082
Klamath County, Oregon



09/22/2006 11:48:10 AM

Fee: \$21.00

After recording return to:

Sharon A. Thelin

1420 Ridgcrest

Klamath Falls, OR 97603

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

Sharon A. Thelin

1420 Ridgcrest

Klamath Falls, OR 97603

Escrow No. MT76067-MS

Title No. 0076067

SWD

STATUTORY WARRANTY DEED

Robert A. Schoenberg and Denise L. Schoenberg, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Sharon A. Thelin**, 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 25 in Block 4 of TRACT 1299 - SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-013BB-06100-000

Key No: 879957

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 **\$235,000.00**.

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.

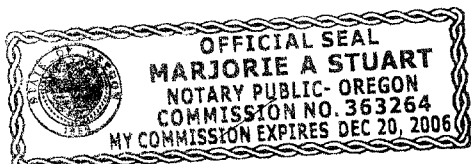
Dated this 20th day of Sep, 2006

Robert A. Schoenberg
Robert A. Schoenberg

Denise L. Schoenberg
Denise L. Schoenberg

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9/20, 2006 by Robert A. Schoenberg and Denise L. Schoenberg.



MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

21.00