

2006-019734

Klamath County, Oregon



00005181200600197340020024

09/29/2006 03:57:46 PM

Fee: \$26.00



After recording return to:  
David H. Schofield  
1561 Wiard St  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
David H. Schofield  
1561 Wiard St  
Klamath Falls, OR 97603

File No.: 7021-891131 (DMC)  
Date: September 25, 2006

THIS !

### STATUTORY WARRANTY DEED

**George A. Gardis, Jr.**, Grantor, conveys and warrants to **David H. Schofield**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**THE NORTHERLY 1/2 OF LOT 3, FAIR ACRES SUBDIVISION NO. 1, 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 **\$163,500.00**. (Here comply with requirements of ORS 93.030)

26-F


APN: R449544

Statutory Warranty Deed  
- continued

File No.: 7021-891131 (DMC)  
Date: 09/06/2006

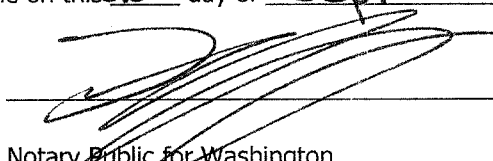
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 25 day of September, 2006.

  
George A. Gardis Jr.

STATE OF Washington                    )  
  )ss.  
County of Kitsap                        )

This instrument was acknowledged before me on this 25th day of Sept., 2006  
by **George A. Gardis, Jr.**

  
Notary Public for Washington  
My commission expires: 4/29/10

