



THIS SPACE RESERVE

2006-020465  
Klamath County, Oregon



10/11/2006 03:22:13 PM

Fee: \$21.00

After recording return to:

ARTHUR L. FRY

P.O. BOX 135

SPRAGUE RIVER, OR 97639

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

ARTHUR L. FRY

P.O. BOX 135

SPRAGUE RIVER, OR 97639

Escrow No. MT76310-LW

Title No. 0076310

SWD

MT76310 LW

### STATUTORY WARRANTY DEED

**HORST K. SCHNEIDER and MARGO E. SCHNEIDER**, as tenants by the entirety, Grantor(s) hereby convey and warrant to **ARTHUR L. FRY and JEANETTE L. FRY**, 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:

Lot 44 in Block 30 of FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3610-011A0-07200-000

Key No: 328407

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 **\$8,000.00**.

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 6<sup>TH</sup> day of OCTOBER, 2006

*Horst K. Schneider*

HORST K. SCHNEIDER

*Margo E. Schneider*

MARGO E. SCHNEIDER

State of Arizona

County of Yuma

This instrument was acknowledged before me on Oct. 6<sup>th</sup>, 2006 by HORST K. SCHNEIDER and MARGO E. SCHNEIDER.



My commission expires Nov. 3, 2009

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