

2006-020527

Klamath County, Oregon



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10/12/2006 10:57:09 AM

Fee: \$21.00

After Recording Return to:

MURRAY SCHMALTZ and IVY SCHMALTZ

32957 Keno Springs Rd
Bonanza, OR 97623

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

ASPEN: 63965RS

WARRANTY DEED

(INDIVIDUAL)

DONALD D. HANSBERGER and MARJORIE HANSBERGER, herein called grantor, convey(s) to MURRAY SCHMALTZ and IVY SCHMALTZ, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 1 and 2, Block 14, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 221 MAP 3612-001B0 TL 06800 KEY# 355369

CODE 221 MAP 3612-001B0 TL 06900 KEY# 355378

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$8,500.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated September 22, 2006.

DONALD D. HANSBERGER

MARJORIE HANSBERGER

STATE OF CALIFORNIA, County of RIVERSIDE) ss.

On 10/11/06, 2006 personally appeared the above named DONALD D. HANSBERGER and MARJORIE HANSBERGER and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00063965

Before me:
Notary Public for California
My commission expires:

Official Seal

