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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2006-020873

Klamath County, Oregon



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10/17/2006 03:49:14 PM

Fee: \$21.00

SPACE RESE

REC

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Hoss Properties LLC

6575 Old Fort Rd

Klamath Falls, Oregon 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

same as above

MTC 1396-8154

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that WILLIAM L SCHMECK AND CINDY M SCHMECK

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by HOSS PROPERTIES LLC, AN OREGON LIABILITY COMPANY

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 1 through 12, inclusive, and Lots 15 through 18, inclusive, Block 16, SECOND RAILROAD 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, EXCEPTING THEREFROM that portion of said Lot 11, Block 16, conveyed to the State of Oregon by Deed recorded in Book 280 at page 284, Deed Records of Klamath County, Oregon.

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): except those of record and apparent to the land including that certain Trust Deed recorded in Volume M05 at page 68860 Microfilm Records of Klamath County, Oregon, which Grantees agree to assume and pay.

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. Valuable Consideration

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ \$1.00 and other However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols <sup>Ⓢ</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on October 17, 2006; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, 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)).

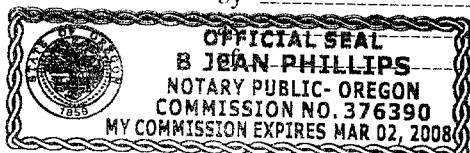
William L Schmeck

Cindy M. Schmeck

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on October 17, 2006 by William L. Schmeck and Cindy M. Schmeck

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_

Notary Public for Oregon  
My commission expires 3-2-08