

2006-021837

Klamath County, Oregon



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10/31/2006 03:09:49 PM

Fee: \$26.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

99240 ds

After Recording Return To:

R.W. SCHATZ
P. O. BOX 246
CHILOQUIN, OR 97624

1. Name(s) of the Transaction(s):

WARRANTY DEED

2. Direct Party (Grantor):

ROBIN HEPTON AND ISABELLA G. HEPTON

3. Indirect Party (Grantee):

R.W. SCHATZ AND JOYCE SCHATZ

4. True and Actual Consideration Paid:

\$9,000.00

5. Legal Description:

Lot 3, Block 1 of OREGON SHORES SUBDIVISION - TRACT NO. 1053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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WARRANTY DEED

Robin Hepton and Isabella G. Hepton, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

R.W. Schatz and Joyce Schatz, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following Described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Lot 3, Block 1 of OREGON SHORES SUBDIVISION – TRACT NO. 1053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

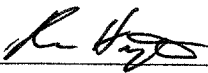
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.


The true and actual consideration for this conveyance is **\$9,000.00**.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: **PO Box 246, Chiloquin, OR 97624**

Dated this 24 day of OCTOBER, 2006.



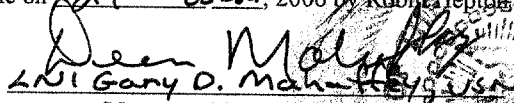
Robin Hepton



Isabella G. Hepton

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 24th October, 2006 by Robin Hepton and Isabella G. Hepton.



(Notary Public for Oregon)

My commission expires September 30, 2007

ESCROW NO. MT77240-DS

On active duty with the U.S. Navy
Authorized to administer oaths and
act as Notary Public, pursuant to
10 U.S.C. 1044a

SERVING WITH THE ARMED
FORCES OF THE UNITED STATES
OF AMERICA IN ITALY, SS: