

2006-022209

Klamath County, Oregon



00008059200600222090010018

11/06/2006 11:59:46 AM

Fee: \$21.00

After Recording Return to:

KENNETH FAUL

P.O. Box 2124

Camp Nelson, CA 93208

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

Aspen: 64108PS

### WARRANTY DEED

(INDIVIDUAL)

ART SCHOEPPER and JAN SCHOEPPER, husband and wife, herein called grantor, convey(s) to KENNETH FAUL, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 21, Block 24, THIRD ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 010 MAP 3611-007BO TL 00600 KEY #345594

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 \$10,000.00.

(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 October 31, 2006.

ART SCHOEPPER

JAN SCHOEPPER

STATE OF OREGON, County of MULTNOMAH ) ss.

On NOVEMBER 2, 2006 personally appeared the above named ART SCHOEPPER and JAN SCHOEPPER and acknowledged the foregoing instrument to be their voluntary act and deed.

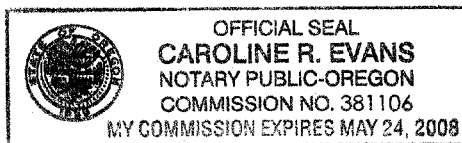
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064108

Before me: Caroline R. Evans  
Notary Public for Oregon  
My commission expires:

Official Seal



\$ 21-A