



After recording return to:
Eric Schmerbach
2901 Kane Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Eric Schmerbach
2901 Kane Street
Klamath Falls, OR 97603

File No.: 7021-933042 (DMC)
Date: November 13, 2006

2006-023360
Klamath County, Oregon



11/21/2006 03:32:40 PM

Fee: \$26.00

THIS SPAC

STATUTORY WARRANTY DEED

Diana Jean Sowell-Miller, Grantor, conveys and warrants to **Eric Schmerbach**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The North 1/2 of Tract 8 of BAILEY TRACTS, Klamath County, Oregon, according to the duly recorded official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$144,300.00**. (Here comply with requirements of ORS 93.030)

26-F

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 20 day of November, 2006.

Diana Jean Sowell-Miller
Diana Jean Sowell-Miller

STATE OF Nevada)
County of Washoe)ss.

This instrument was acknowledged before me on this 20th day of November, 2006
by **Diana Jean Sowell-Miller**.



Jody Chan
Notary Public for
My commission expires: 05-19-2008