

2006-023972

Klamath County, Oregon



00010126200600239720010015

12/01/2006 03:22:25 PM

Fee: \$21.00

After Recording Return to:

RYAN JAMES SCHUSTER

23631 Rosewood Ln.
Springfield, OR 97639

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

Aspen: 64221 RS

WARRANTY DEED
(INDIVIDUAL)

RAY WEST, herein called grantor, convey(s) to RYAN JAMES SCHUSTER, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 11, Block 1, JUNIPER ACRES, in the County of Klamath, State of Oregon


CODE 229 MAP 3510-035B0 TL 03100 KEY# R273821

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 \$175,000.00.
(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 December 1, 2006.


RAY WEST


STATE OF OREGON, County of Klamath) ss.

On December 1, 2006 personally appeared the above named RAY WEST and acknowledged the foregoing instrument to be his voluntary act and deed.

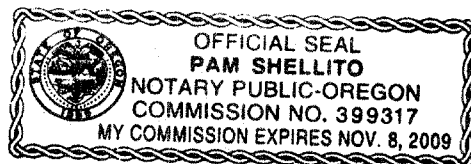
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00064221

Before me: 
Notary Public for Oregon
My commission expires: Nov 8, 2009

Official Seal



\$21-A