

2006-024260

Klamath County, Oregon

After Recording Return to:
MARTIN COX
38938 SAILFISH COMMON
FREMONT, CA 94536



12/07/2006 01:55:08 PM

Fee: \$21.00

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

Order No. 62059NP

ASPEV: 64200

WARRANTY DEED

LEA SCHMIDT, an individual, herein called grantor, convey(s) to **MARTIN COX**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lots 1 and 2, Block 8, **THIRD ADDITION TO ANTELOPE MEADOWS**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 except any real property taxes due but not yet payable;

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 **\$147,500.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, 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: December 5, 2006

x *Lea Schmidt*
LEA SCHMIDT

STATE OF OREGON, County of Deschutes) ss.

On December 5, 2006, personally appeared the above named **LEA SCHMIDT** and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: *Nicole L. Powell*
Notary Public for Oregon
My commission expires: *2/28/08*

Official Seal

\$21-A