



THIS SPACE R

2006-024836

Klamath County, Oregon



00011106200600248360010013

12/15/2006 11:20:52 AM

Fee: \$21.00

MT77671-TM

After recording return to:

Catherine A. Schneider

10726 Vincent Drive

Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

Catherine A. Schneider

10726 Vincent Drive

Klamath Falls, OR 97603

Escrow No. MT77671-TM

Title No. 0077671

SWD

STATUTORY WARRANTY DEED

Joseph M. Hagen and Melanie A. Hagen, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Catherine A. Schneider**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Unit 10726 (Vincent Drive) Tract 1365 FALCON HEIGHTS CONDOMINIUMS, STAGE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$114,000.00**.

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 12 day of December, 2006

Joseph M. Hagen
Joseph M. Hagen

Melanie A. Hagen
Melanie A. Hagen

State of Oregon
County of Klamath

This instrument was acknowledged before me on Dec 12, 2006 by Joseph M. Hagen and Melanie A. Hagen.

[Signature]
(Notary Public for Oregon)

My commission expires 12/17/09

