

2007-000744

Klamath County, Oregon

After Recording Return to:

J.D. Sadler
130 Cerington
San Francisco, CA 94110



01/16/2007 01:33:46 PM

Fee: \$21.00

Until a change is requested all tax statements
Shall be sent to the following address:
Same As Above

WARRANTY DEED

Craig W. Muhlenhaupt and Angie Muhlenhaupt, Husband and Wife as Joint Tenants, herein called grantor, convey(s) to J.D. Sadler, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 53, Block 97 KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, in the County of Klamath, State of Oregon.

Assessor's Parcel #3711-027A0-03300

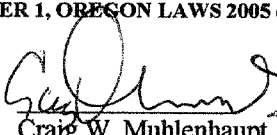
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

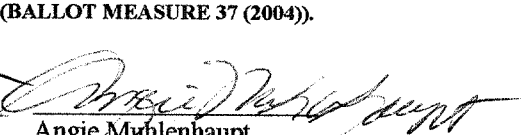
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$0.00
(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: 12-19-06

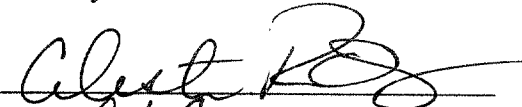

Craig W. Muhlenhaupt


Angie Muhlenhaupt

STATE OF California, County of Santa Cruz ss.

On December 19, 2006 personally appeared the above named Craig & Angie Muhlenhaupt and acknowledged the foregoing instrument to be ~~his~~ their voluntary act and deed.

This document is filed at the request of:

Before me: 

Notary Public for California

My commission expires: Jan 8, 2010

Official Seal

