

2007-006190

Klamath County, Oregon



00019378200700061900010010

04/03/2007 02:49:02 PM

Fee: \$21.00

After Recording Return to:

JOHN SCHWIND

P.O. Box 203

Keno, OR 97627

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

ATE: 64489 PS

### WARRANTY DEED

(INDIVIDUAL)

STEVE WONDERLY and LORETTA HAMILTON-WONDERLY, herein called grantor, convey(s) to JOHN SCHWIND, a single man, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 8, Block 23, Tract No. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 096 MAP 3907-026DO TL 07500 KEY #489304

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 \$153,000.00.  
(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 March 29, 2007

STEVE WONDERLY

LORETTA HAMILTON-WONDERLY

STATE OF OREGON, County of multnomah ss.

On ~~03/30~~ <sup>TO</sup> MARCH 30, 2007 personally appeared the above named STEVE WONDERLY and LORETTA HAMILTON-WONDERLY and acknowledged the foregoing instrument to be **their** voluntary act and deed.

This document is filed at the request of:

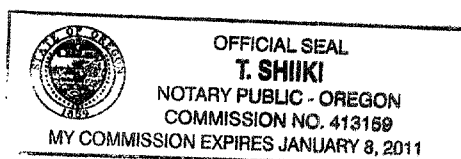
**Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064489

Before me:   
Notary Public for Oregon  
My commission expires:

Official Seal

6/08/2011



\$21-A