

2007-009267

Klamath County, Oregon



THIS SPA



05/22/2007 10:57:48 AM

Fee: \$26.00

After recording return to:  
Richard Schuster and Jennifer  
Schuster  
1527 Oregon Avenue  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Richard Schuster and Jennifer Schuster  
1527 Oregon Avenue  
Klamath Falls, OR 97601

File No.: 7021-1029714 (ALF)  
Date: April 24, 2007

### STATUTORY WARRANTY DEED

**Grant Thacker and Carole Thacker as Trustees of the Grant & Carole US Trust**, Grantor, conveys and warrants to **Richard Schuster and Jennifer Schuster, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 2 BLOCK 10, FAIRVIEW NO. 2, IN THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$28,500.00**. (Here comply with requirements of ORS 93.030)

K-26

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, 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 10 day of May, 2007.

Grant Thacker and Carole Thacker as  
Trustees of the Grant & Carole US Trust

Grant Thacker  
Grant Thacker, Trustee

Carole Thacker  
Carole Thacker, Trustee

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 10 day of May, 2007  
by as of Grant Thacker and Carole Thacker as Trustees of the Grant & Carole US Trust, on behalf of the .

Adrien Fleek  
Notary Public for Oregon  
My commission expires: 12-3-10

