

MT079077

2007-009440
Klamath County, Oregon



05/24/2007 03:29:44 PM

Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

GARY MANDISH, Grantor,

conveys and warrants to

STEVEN G. SCHNETZKY and KIMBERLY R. SCHNETZKY and MICHAEL HILSENDAGER, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 27 in Block 3 of LITTLE RIVER RANCH, PLAT 1204, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 699729
Map/Tax Lot No(s): 2309002B0 01300

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$215,000.00 .

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, 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.

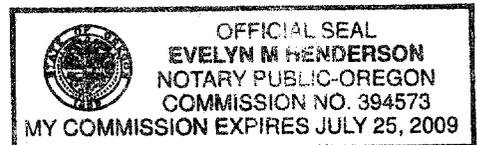
Dated this 22 day of May, 2007.

GARY MANDISH

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on May 22, 2007 by GARY MANDISH.

(Notary Public for Oregon)
My commission expires 7-25-07



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
MICHAEL J. HILSENDAGER
2497 N 16TH ST
SPRINGFIELD, OR 97477

TITLE NO. 0079077
ESCROW NO. 14-0013307