



After recording return to:
Charles R. Schwarz and Kandi K.
Schwarz
11932 Finley Court
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Charles R. Schwarz and Kandi K.
Schwarz
11932 Finley Court
Klamath Falls, OR 97603
File No.: 7021-1018618 (DMC)
Date: May 07, 2007

2007-009474

Klamath County, Oregon



05/25/2007 10:48:21 AM

Fee: \$26.00

THIS SPAC

STATUTORY WARRANTY DEED

James J. Garner and Joyce Garner, Grantor, conveys and warrants to **Charles R. Schwarz and Kandi K. Schwarz as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 5 IN BLOCK 2 OF PINE GROVE RANCHETTES, 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 **\$202,000.00**. (Here comply with requirements of ORS 93.030)

F-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.

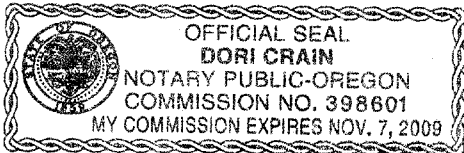
Dated this 24 day of May, 2007.

James J. Garner
James J. Garner

Joyce Garner
Joyce Garner

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 24 day of May, 2007
by **James J. Garner and Joyce Garner.**



Dori Crain
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009