



THIS SPACE RESERVE

2007-010100
Klamath County, Oregon



06/05/2007 03:08:30 PM

Fee: \$21.00

MTCT9414 KR

After recording return to:

John A. Schaefer

5001 Southview Drive

Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

John A. Schaefer

5001 Southview Drive

Klamath Falls, OR 97603

Escrow No. MT79414-KR

Title No. 0079414

SWD

STATUTORY WARRANTY DEED

Michael S. Badorek and Julie L. Badorek, as tenants by the entirety, Grantor(s) hereby convey and warrant to **John A. Schaefer,** Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 18 in Block 14 of TRACT 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$211,000.00.**

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 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 ORS 197.352.

Dated this 31st day of May 2007.

Michael S. Badorek
Michael S. Badorek

Julie L. Badorek
Julie L. Badorek

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 31, 2007 by Michael S. Badorek and Julie L. Badorek.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007