



THIS SPACE RESEI

2007-010398

Klamath County, Oregon



06/08/2007 03:25:49 PM

Fee: \$21.00

MT079238-KR

After recording return to:

Garret F. Cerotsky

7403 SE Augusta Lane

Hillsboro, OR 97123

Until a change is requested all

tax statements shall be sent to

The following address:

Garret F. Cerotsky

7403 SE Augusta Lane

Hillsboro, OR 97123

Escrow No. MT79238-KR

Title No. 0079238

SWD

### STATUTORY WARRANTY DEED

Gerald F. Schreiber and Elouise Schreiber, as tenants by the entirety, Grantor(s) hereby convey and warrant to Garret F. Cerotsky ~~and Lena J. Cerotsky, as tenants by the entirety,~~ 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:

#### LEGAL DESCRIPTION

Parcels 1 and 2 of Land Partition 47-02 situated in the NE1/4 of the NE1/4 of Section 5, Township 38 South, Range 11 East, Willamette Meridian, being a replat of Land Partition 44-00, being a replat of Lots 21 and 22, Block 28, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, 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:

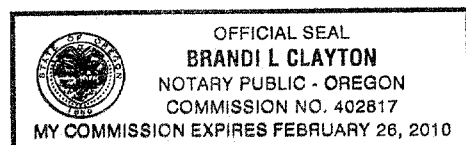
The true and actual consideration for this conveyance is **\$375,000.00**.

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 4 day of JUNE, '07.

Gerald F. Schreiber  
Gerald F. Schreiber

Elouise Schreiber  
Elouise Schreiber



State of Oregon  
County of Douglas

This instrument was acknowledged before me on June 4th 2007 by Gerald F. Schreiber and Elouise Schreiber.

Brandi L. Clayton  
(Notary Public for Oregon)

My commission expires 2-26-10

