



THIS SPACE RESE

2007-012219

Klamath County, Oregon



07/09/2007 03:40:49 PM

Fee: \$26.00

MT79664-MS

After recording return to:

Alicia K. Hall

PO Box 772376

Steamboat Springs, CO 80477

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

Alicia K. Hall

PO Box 772376

Steamboat Springs, CO 80477

Escrow No. MT79664-MS

Title No. 0079664

SWD

### STATUTORY WARRANTY DEED

**Brian L. Schumacher and Maren A. Schumacher, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Alicia K. Hall**, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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:


2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$130,400.00**.

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 9th day of July, 2007

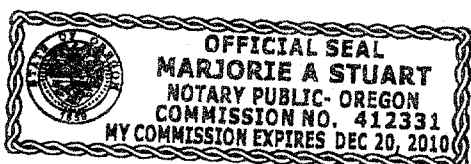
  
Brian L. Schumacher

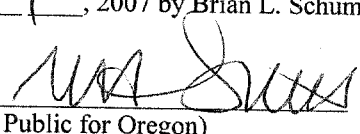
  
Maren A. Schumacher

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 7/9, 2007 by Brian L. Schumacher and Maren A. Schumacher.



  
(Notary Public for Oregon)

My commission expires 12/20/10

260

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All of that part of Lots 12 and 13, Block 26, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the line between Lots 11 and 12, Block 26, said Hot Springs Addition, which point is half way between the Northeasterly line of Alameda Street and the Southwesterly line of the alley located between said Lots 11 and 12 and Lot 6 of said Block; thence from said point of beginning in a Southeasterly direction through said Lots 12 and 13 on a line parallel to the line of the alley aforesaid to the Northwesterly line of Esplanade Street; thence Southwesterly along said line of Esplanade Street to the Northeasterly line of Alameda Street; thence Northwesterly along the Northeasterly line of Alameda Street to the Southwesterly corner common to said Lots 11 and 12; thence in a Northeasterly direction along the lot line between said Lots 11 and 12 to the point of beginning.