

2007-012889

Klamath County, Oregon



After recording return to:
Charles M Sichak and Naomi R Sichak
5050 Beach Wood Drive
Seaside, OR 93955-6519

Until a change is requested all tax statements
shall be sent to the following address:
Charles M Sichak and Naomi R Sichak
5050 Beach Wood Drive
Seaside, OR 93955-6519

File No.: 7021-1075640 (ALF)
Date: July 16, 2007

THIS SPACE



07/20/2007 10:45:32 AM

Fee: \$31.00

STATUTORY WARRANTY DEED

Dwain Herschbach and Cheryl Herschbach, husband and wife, Grantor, conveys and warrants to **Charles M Sichak and Naomi R Sichak, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.
2. The **2007-2008** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$215,000.00**. (Here comply with requirements of ORS 93.030)

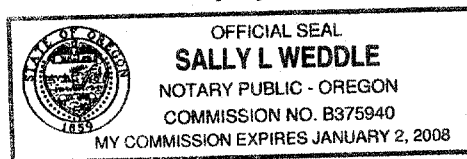
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 19th day of July, 2007.

Dwain Herschbach
Dwain Herschbach

Cheryl Herschbach
Cheryl Herschbach

STATE OF Oregon)
County of ~~Klamath~~ Deschutes) ss.



This instrument was acknowledged before me on this 19th day of July, 2007 by **Dwain Herschbach and Cheryl Herschbach.**

Sally L. Weddle

Notary Public for Oregon
My commission expires: 1-2-2008

APN: **R891412**

Statutory Warranty Deed
- continued

File No.: **7021-1075640 (ALF)**
Date: **07/16/2007**

EXHIBIT A

LEGAL DESCRIPTION:

PARCELS 2 AND 3 OF LAND PARTITION 6-05 BEING REPLAT OF PARCEL 2 OF LAND PARTITION 11-96,
SITUATED IN SOUTH HALF OF THE SOUTH WEST QUARTER OF SECTION 35, TOWNSHIP 40 SOUTH,
RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.