

MTC 79753-DS

2007-013037  
Klamath County, Oregon



07/23/2007 03:23:22 PM

Fee: \$31.00

Kay Dunivin, Claiming Successor to the  
Estate of Vivian Schuster, Klamath Circuit  
Court Case No. 07-02080-CV

Together with  
Frederick R. Fulkerson (heir and devisee)  
10210 Adobe Court, Ft. Wayne, IN 46825

Patricia Judith Canady (heir and devisee)  
312 Chestnut, Toledo, OH 43604

David Frederick Fulkerson (heir and devisee)  
217 Deer Creek, Boerne, TX 78006  
Grantors

Eric H. Frankenhauser  
P.O. Box 434, Stayton, OR 97383  
Grantee

After recording, return to (Name, Address, Zip):  
Eric H. Frankenhauser  
P.O. Box 434, Stayton, OR 97383

Until requested otherwise, send all tax statements to:  
Eric H. Frankenhauser  
P.O. Box 434, Stayton, OR 97383

**WARRANTY DEED**

Kay Amelia Dunivin, as the duly appointed, qualified, and acting Claiming Successor of the estate of Vivian Schuster, deceased, Klamath County Circuit Court Case No. 07-02080-CV, and individually as heir and devisee; together with heirs and devisees to said estate, Frederick Raymond Fulkerson, Patricia Judith Fanady and David Frederick Fulkerson, (herein, collectively, "Grantors, do hereby convey to Eric H. Frankenhauser, fee simple title to all that real property commonly known as and located at 633 Doran Drive, Chiloquin, Oregon, more particularly described as:

Lot 8 in Block 22 of Tract No. 1027, MT. SCOTT MEADOW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with all improvements appurtenant thereto (specifically including but not limited to that certain 1979 *Bendix* manufactured dwelling sited thereon, serial number SD2292A)

and covenant that grantors are the owners of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is Seventy-Five Thousand and no/100 dollars (\$75,000.00).

**THIS INSTRUMENT WILL 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.**

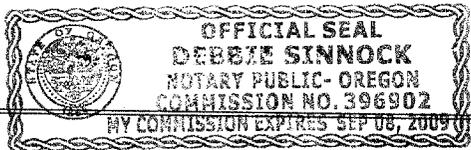
IN WITNESS WHEREOF, said grantors have hereunto set their names.

This document is being signed in counterpart.

*Kay Amelia Dunivin*  
Kay Amelia Dunivin

STATE OF OREGON )  
                                  : ss.  
County of Klamath )

This instrument was acknowledged before me on this 19<sup>th</sup> day of July, 2007, by Kay Amelia Dunivin, individually as heir and devisee, and as Claiming Successor to the Estate of Vivian Schuster, Klamath Circuit Court Case No. 07-02080-CV.



*Debbe Sinnock*  
Notary Public for Oregon  
My Commission Expires: 9-8-09

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Patricia Judith Canady

STATE OF OHIO )  
 : ss.  
County of Lucas )

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2007, by Patricia Judith Canady, individually, as heir and devisee to the Estate of Vivian Schuster, Klamath Circuit Court Case No. 07-02080-CV.

Notary Public for Ohio  
My Commission Expires: \_\_\_\_\_

Frederick Raymond Fulkerson

STATE OF INDIANA )  
 : ss.  
County of Allen )

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2007, by Frederick Raymond Fulkerson, individually, as heir and devisee to the Estate of Vivian Schuster, Klamath Circuit Court Case No. 07-02080-CV.

Notary Public for Indiana  
My Commission Expires: \_\_\_\_\_

*David Frederick Fulkerson*

David Frederick Fulkerson

STATE OF <sup>OR</sup>TEXAS )  
 : ss.  
County of <sup>Klamath</sup>Kendall )

This instrument was acknowledged before me on this <sup>16<sup>th</sup></sup> day of <sup>July</sup> \_\_\_\_\_, 2007, by David Frederick Fulkerson, individually, as heir and devisee to the Estate of Vivian Schuster, Klamath Circuit Court Case No. 07-02080-CV.

*Rebecca Sinnock*  
Notary Public for Texas <sup>OR</sup>  
My Commission Expires: <sup>9-8-09</sup>\_\_\_\_\_

