



MT079997-SH

After recording return to:

Mary Hadreas

1965 Huron Street

Klamath Falls, OR 97601

Until a change is requested all  
tax statements shall be sent to

The following address:

Mary Hadreas

1965 Huron Street

Klamath Falls, OR 97601

Escrow No. MT79997-SH

Title No. 0079997

SWD

THIS SPACE RESER

2007-013265

Klamath County, Oregon



07/26/2007 03:14:59 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Samuel E. Schneider and Jennifer C. Lange-Schneider**, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Mary Hadreas and Thomas Hadreas**, 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:

**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:

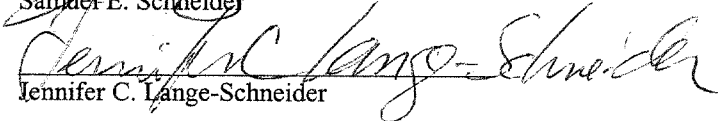
2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$215,000.00**.

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 24 day of July, 2007

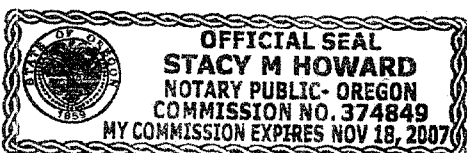
  
Samuel E. Schneider

  
Jennifer C. Lange-Schneider

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 24, 2007 by Samuel E. Schneider and Jennifer C. Lange-Schneider.



  
(Notary Public for Oregon)

My commission expires Nov 18, 2007

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

Lot 19 and that portion of Lot 18 described as follows, to wit: Beginning at a point being the Northwest corner of Lot 19, Block 39, 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; thence West along the North line of Lot 18 of said Block 39, 10 feet; thence in a Southerly direction and at right angles to Huron Street to the South line of said Lot 18; thence 10 feet in an Easterly direction along the South line of said Lot 18 to the Southwest corner of Lot 19; thence Northerly along the West line of Lot 19 to the point of beginning, being 10 feet off the East side of Lot 18, all in Block 39 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon.