

2007-013391

Klamath County, Oregon



00027954200700133910020027

07/30/2007 10:21:39 AM

Fee: \$26.00

After Recording Return to:

KEITH R. SHAFER and BRIDGET D. SHAFER

PO Box 586  
Klamath Falls OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

KEITH R. SHAFER and BRIDGET D. SHAFER

Same as above

## WARRANTY DEED

(INDIVIDUAL)

ATE: 64943 RC

MATTHEW B. KOSAK JR and MATTHEW B. KOSAK SR and SHARON J. KOSAK, herein called grantor, convey(s) to KEITH R. SHAFER and BRIDGET D. SHAFER, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner 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

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$189,900.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated July 18, 2007.

SHARON J. KOSAK

MATTHEW B. KOSAK SR

MATTHEW B. KOSAK JR

STATE OF OREGON, County of Jackson ss.

On 7/20/07, 2007 personally appeared the above named MATTHEW B. KOSAK JR and MATTHEW B. KOSAK SR and SHARON J. KOSAK and acknowledged the foregoing instrument to be their voluntary act and deed.

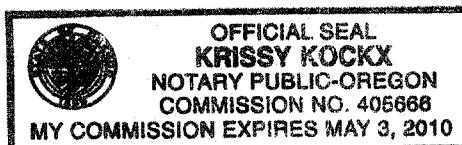
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064943

Before me:   
Notary Public for Oregon  
My commission expires: May 3, 2010

Official Seal



**Exhibit A**

**A portion of the N1/2 S1/2 NE1/4 SE1/4 of Section 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Southwest corner of the E1/2 SE1/4 (East 1/16 corner) of said Section 11; thence North 00° 16' West (North 00° 16' West by Deed Volume M74-9088, as recorded in the Klamath County Deed Records) 1,846.3 feet; thence South 89° 40' 10" East (South 89° 31' East by said Deed Volume M74-9088) 150.00 feet to the True Point of Beginning of this description; thence continuing South 89° 40' 10" East 80.00 feet; thence North 00° 19' 0" East 141.54 feet to the Northerly line of said N1/2 S1/2 NE1/4 SE1/4; thence North 89° 41' West, along said line, 81.89 feet; thence South 00° 26' 00" East 141.53 feet to the True Point of Beginning.**

**CODE 041 MAP 3909-011DA TL 02000 KEY# 557114**

Unofficial  
Copy