

2007-019900

Klamath County, Oregon



00035749200700199000010015

11/26/2007 11:46:57 AM

Fee: \$21.00

After Recording Return to:

KENNETH H. MARTINSON and MARY P. MARTINSON

11760 Wildhorse Dr  
Seaside, OR 97133

Until a change is requested all tax statements

Shall be sent to the following address:

KENNETH H. MARTINSON and MARY P. MARTINSON

Same as Above

## WARRANTY DEED

(INDIVIDUAL)

AT2:65393 PC

CHARLES R. SCHWARZ and KANDI K. SCHWARZ, herein called grantor, convey(s) to KENNETH H. MARTINSON and MARY P. MARTINSON, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 8, Block 5, Tract No. 1039, YONNA WOODS, UNIT #2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 207 MAP 3711-029D0 TL 01700 KEY #399312

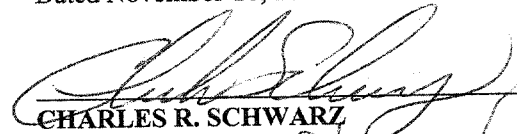
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 \$30,000.00.  
(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 November 16, 2007.

  
CHARLES R. SCHWARZ

  
KANDI K. SCHWARZ


STATE OF OREGON, County of KLAMATH) ss.

On NOVEMBER 21<sup>st</sup>, 2007 personally appeared the above named CHARLES R. SCHWARZ and KANDI K. SCHWARZ and acknowledged the foregoing instrument to be their voluntary act and deed.

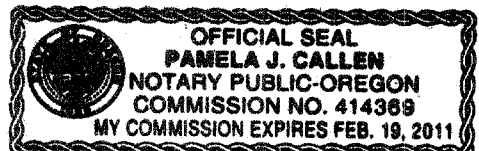
This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00065393

Before me:   
Notary Public for Oregon  
My commission expires: 02-19-2011

Official Seal



#21-A