

2008-000270

Klamath County, Oregon



00038126200800002700020027

01/07/2008 03:40:46 PM

Fee: \$26.00



After recording return to:
Cuahtemoc Azamar
232 Laguna Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Cuahtemoc Azamar
232 Laguna Street
Klamath Falls, OR 97601

File No.: 7021-1141452 (DMC)
Date: December 06, 2007

THIS SPAC

STATUTORY WARRANTY DEED

Albert V. Schmeck and Lynne E. Schmeck as tenants by the entirety, Grantor, conveys and warrants to **Cuahtemoc Azamar**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 6 AND 7 IN BLOCK 5 OF DIXON 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.**

Subject to:

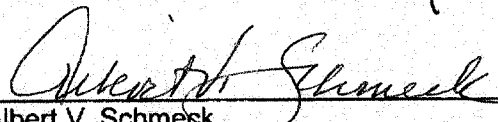
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

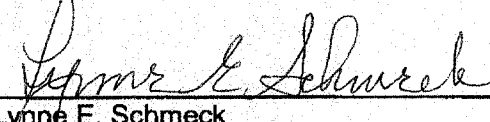
The true consideration for this conveyance is **\$345,000.00**. (Here comply with requirements of ORS 93.030)

F26

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated this 2 day of January, 2008.

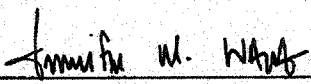

Albert V. Schmeck


Lynne E. Schmeck

STATE OF MO)
)ss.
County of MARIUPEA)

This instrument was acknowledged before me on this 2 day of JAN., 2008
by **Albert V. Schmeck and Lynne E. Schmeck.**




Notary Public for MO
My commission expires: 3/1/10