



After recording return to:
Richard A. Beck
5625 Bufflehead
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Richard A. Beck
5625 Bufflehead
Bonanza, OR 97623

File No.: 7021-1157726 (DMC)
Date: February 12, 2008

2008-002519
Klamath County, Oregon



02/28/2008 12:59:46 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Oliver J. Radtke a protected person, by and through Linda McWhirter, his conservator, Grantor, conveys and warrants to **Richard A. Beck and Colleen G. Schwake**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 15 Block 42 Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, according to the official plat thereof on file in the office of the County Clerk, 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 **\$110,000.00**. (Here comply with requirements of ORS 93.030)

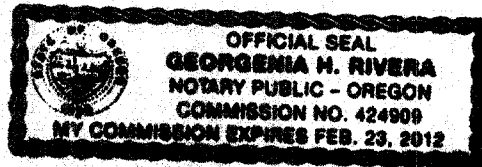
FLW

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 14 day of FEBRUARY, 2008.

Oliver J. Radtke, a protected person

Linda M. McWhirter, Conservator
Linda McWhirter, Conservator



STATE OF Oregon)
)ss.
County of Washington)

This instrument was acknowledged before me on this 14 day of February, 2008 by Linda McWhirter as Conservator of Oliver J. Radtke, a protected person, on behalf of the the estate.

Georgenia H. Rivera

Notary Public for Oregon
My commission expires: Feb 23, 2012