

MT82542-SH



2008-008211

Klamath County, Oregon

THIS SPAC



00047473200800082110020023

06/05/2008 03:22:35 PM

Fee: \$26.00

After recording return to:

BIAGIO SGUERA

800 HILLSIDE AVENUE

KLAMATH FALLS, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

BIAGIO SGUERA

800 HILLSIDE AVENUE

KLAMATH FALLS, OR 97601

Escrow No. MT82542-SH

Title No. 0082542

SWD-EM

### STATUTORY WARRANTY DEED

**MIGUEL A. SCHMITZ and JENNIFER A. SCHMITZ**, as tenants by the entirety, Grantor(s) hereby convey and warrant to **BIAGIO SGUERA and KIMBERLY SGUERA**, 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:

Lot 6, less the Northerly 5 feet and all of Lot 7 in Block 42 of HILLSIDE 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.

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:

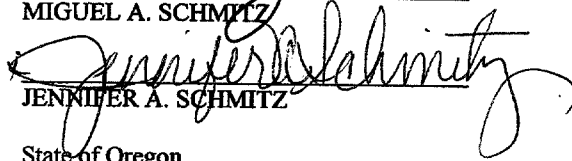
The true and actual consideration for this conveyance is **\$450,000.00**.

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, 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, CHAPTER 424, OREGON LAWS 2007.

208211

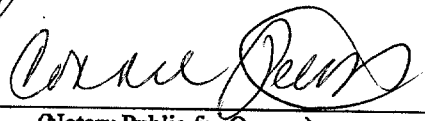
Dated this 3 day of June, 2008

  
MIGUEL A. SCHMITZ

  
JENNIFER A. SCHMITZ

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 03, 2008 by MIGUEL A. SCHMITZ and JENNIFER A. SCHMITZ.

  
(Notary Public for Oregon)

My commission expires April 20, 2012

