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2009-006835

Klamath County, Oregon



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RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

05/15/2009 11:40:44 AM

Fee: \$31.00

GRANTOR'S NAME:

T. Scott Tracy and Tonia M. Tracy

GRANTEE'S NAME:

Patrick A. Schaecher and Nancy Schaecher
husband and wife and Benjamin Piper and Kelly
Piper husband and wife

SEND TAX STATEMENTS TO:

Patrick A. Schaecher and Nancy Schaecher
husband and wife and Benjamin Piper and Kelly
Piper husband and wife
824 Pioneer Drive
Silverton, OR 97381

AFTER RECORDING RETURN TO:

Patrick A. Schaecher and Nancy Schaecher
Mr. and Mrs. Piper
Mr. and Mrs. Schaecher
824 Pioneer Dr.
Silverton, OR 97381

Escrow No: FT090016054-FTMWV01

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

T. Scott Tracy and Tonia M. Tracy, Grantor, conveys and warrants to

Patrick A. Schaecher and Nancy Schaecher husband and wife and Benjamin Piper and Kelly Piper husband and wife, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

*each as to an undivided 1/2 interest

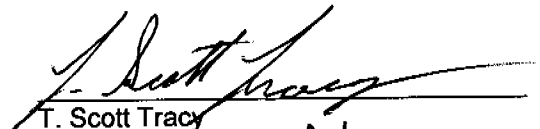
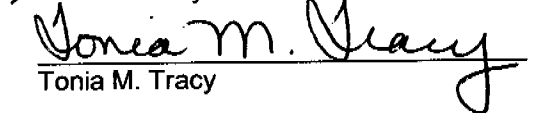
Subject to and excepting:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$100,000.00. (See ORS 93.030)

DATED: April 24, 2009


T. Scott Tracy

Tonia M. Tracy

31AmT

State of OREGON
COUNTY of Marion

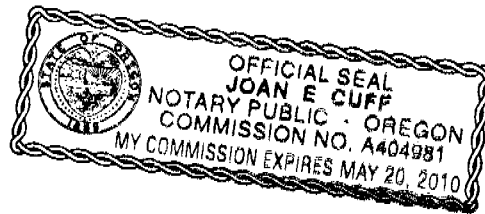
This instrument was acknowledged before me on May 5, 2009

by T. Scott Tracy and Tonia M. Tracy

Joan E Cuff

_____, Notary Public - State of Oregon

My commission expires: _____



LEGAL

Lot 75, TRACT 1318 – GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.