

2009-006962

Klamath County, Oregon



00066276200900069620020021

05/18/2009 03:21:35 PM

Fee: \$26.00



After recording return to:

Eric Schechter

~~35723 Highway 140 E~~

~~Klamath Falls, OR 97621~~

1040 Shipping St NE
Salem, OR 97301

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

Eric Schechter

~~35723 Highway 140 E~~

~~Klamath Falls, OR 97621~~

same as above

File No.: 7021-1409699 (ALF)

Date: May 08, 2009

THIS SPAC

STATUTORY WARRANTY DEED

William E. Hudak and Clare A. Hudak, with rights of survivorship, Grantor, conveys and warrants to **Eric Schechter**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

TOGETHER WITH AN A NON-EXCLUSIVE 50 FOOT EASEMENT FOR ROADWAY PURPOSES FROM THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED REAL PROPERTY TO STATE HIGHWAY NO. 140 ADJACENT TO THE WEST BOUNDARY LINE OF SECTION 1, TOWNSHIP 37 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2009.

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 **\$100,000.00**. (Here comply with requirements of ORS 93.030)

F24-

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 May, 2009

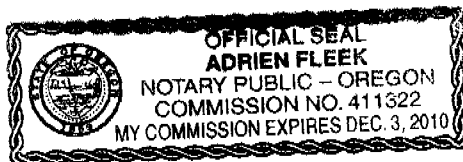
William E. Hudak
William E. Hudak

Clare A. Hudak
Clare A. Hudak

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 14th and 15th day of May, 2009
by **William E. Hudak and Clare A. Hudak.**

Adrien Fleeck



Notary Public for Oregon
My commission expires: 12-3-10