

MT 85516-SH

THIS SPACE R

2009-009930

Klamath County, Oregon



07/21/2009 03:20:31 PM

Fee: \$26.00

After recording return to:

WILLIAM J. SCHROEDER, II

3104 CROSBY AVENUE

KLAMATH FALLS, OR 97603

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

WILLIAM J. SCHROEDER, II

3104 CROSBY AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT85516-SH

Title No. 0085516

SWD

STATUTORY WARRANTY DEED

PATRICIA L. SCHROEDER, Grantor(s) hereby convey and warrant to **WILLIAM J. SCHROEDER, II**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

2009-2010 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$65,000.00**.

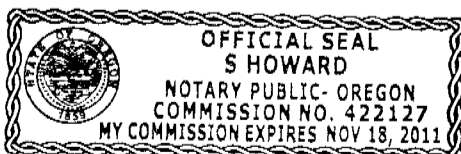
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

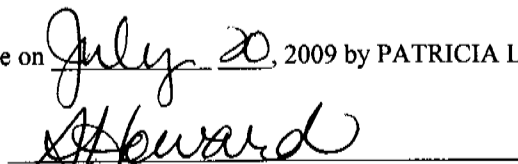
Dated this 20 day of July, 2009.


PATRICIA L. SCHROEDER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 20, 2009 by PATRICIA L. SCHROEDER.




(Notary Public for Oregon)

My commission expires 11-18-11

21amH

EXHIBIT "A"
LEGAL DESCRIPTION

The West one-half of Lot 9 in Block 1 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the North 5 feet thereof, conveyed to Klamath County for road purposes by instrument recorded June 25, 1965 in Volume 362, page 462, Deed Records of Klamath County, Oregon.

AND EXCEPTING THEREFROM the South 5 feet of the North 10 feet thereof conveyed to Klamath County for road purposes by Warranty Deed recorded December 29, 2005 in Volume M05, page 72037, Microfilm Records of Klamath County, Oregon.