

2010-004890

Klamath County, Oregon



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04/23/2010 02:36:33 PM

Fee: \$42.00

After Recording Return to:

MATTHEW THOMAS SHAEFER and
ALICIA LOUISE SHAEFER

~~4000 Klamath Falls Rd~~

~~Or 97604~~

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

~~SAME AS ABOVE~~

PO Box 228
Crater Lake, OR 97604

ATE 67679

WARRANTY DEED
(INDIVIDUAL)

GARY G. NISKALA and DEBORAH L. NISKALA, TRUSTEES of the NISKALA FAMILY TRUST, herein called grantor, convey(s) to MATTHEW THOMAS SHAEFER and ALICIA LOUISE SHAEFER, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$325,000.00.
(here comply with the requirements of ORS 93.930)

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated April 7, 2010.

NISKALA FAMILY TRUST

BY: GARY G. NISKALA, TRUSTEE

BY: DEBORAH L. NISKALA, TRUSTEE

STATE OF OREGON, County of Klamath) ss.

On April 21, 2010 personally appeared the above named GARY G. NISKALA and DEBORAH L. NISKALA and acknowledged the foregoing instrument to be their voluntary act and deed.

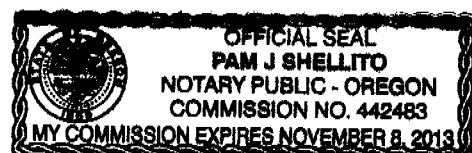
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67679PS

Before me: Pam Shellito
Notary Public for Oregon
My commission expires: Nov 8, 2013

Official Seal



ATE # 42

Exhibit A

Beginning at the North one quarter corner of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South $89^{\circ} 56' 41''$ East on the North line of said Section 31, a distance of 253.15 feet to the West right of way line of State Highway No. 62; thence South $11^{\circ} 51' 08''$ East on said right of way line a distance of 334.42 feet; thence West to a point on the East right of way line of State Highway 422, said point being South $5^{\circ} 48' 34''$ East a distance of 330.11 feet from the North line of said Section 31; thence North $5^{\circ} 48' 34''$ West, on said East right of way line a distance of 330.11 feet to the North line of said Section 31; thence South $89^{\circ} 56' 41''$ East a distance of 959.70 feet to the point of beginning.