



THIS SPACE

2010-012160

Klamath County, Oregon



00091674201000121600020027

10/14/2010 03:45:39 PM

Fee: \$42.00

After recording return to:

MARK D. HOWELL

4625 MARSH HAWK DR.

KLAMATH FALLS, OR 97601

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

MARK D. HOWELL

4625 MARSH HAWK DR.

KLAMATH FALLS, OR 97601

Escrow No. MT88483-LW

Title No. 0088483

SWD-EM r.012910

STATUTORY WARRANTY DEED

CHARLES L. SCHAFFER AND IGA SCHAFFER, AS TRUSTEES OF THE 1998 CHARLES L. SCHAFFER AND IGA SCHAFFER REVOCABLE TRUST, UNDER INSTRUMENT DATED FEBRUARY 17, 1998, Grantor(s) hereby convey and warrant to MARK D. HOWELL, AN UNMARRIED MAN AND DEWEY B. HOWELL AND JUDY E. HOWELL, HUSBAND AND WIFE, WITH RIGHTS OF SURVIVORSHIP, 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 766 of RUNNING Y RESORT, PHASE 6, SECOND ADDITION, 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:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$185,000.00.**

42pmf

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 this 9 day of Oct 2010

CHARLES L. SCHAFFER AND IGA SCHAFFER, AS TRUSTEES OF THE 1998 CHARLES L. SCHAFFER AND IGA SCHAFFER REVOCABLE TRUST, UNDER INSTRUMENT DATED FEBRUARY 17, 1998

BY: Charles L. Schaffer
CHARLES L. SCHAFFER, TRUSTEE

BY: Iga Schaffer
IGA SCHAFFER, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 9, 2010 by CHARLES L. SCHAFFER AND IGA SCHAFFER, AS TRUSTEES OF THE 1998 CHARLES L. SCHAFFER AND IGA SCHAFFER REVOCABLE TRUST, UNDER INSTRUMENT DATED FEBRUARY 17, 1998.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2011

