

UTC 88845-SH

THIS SPA

2010-012779

Klamath County, Oregon



00092389201000127790010011

11/01/2010 03:28:44 PM

Fee: \$37.00

After recording return to:
CLIFFORD ETHAN FRICKS

7951 KINGS WAY
KLAMATH FALLS, OR 97603

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

CLIFFORD ETHAN FRICKS
7951 KINGS WAY
KLAMATH FALLS, OR 97603

Escrow No. MT88845-SH

Title No. 0088845

SWD r.012910

STATUTORY WARRANTY DEED

JACK M. SCHULTZ and JILL Z. SCHULTZ, as tenants by the entirety, Grantor(s) hereby convey and warrant to **CLIFFORD ETHAN FRICKS and CYNTHIA KAY FRICKS, as tenants by the entirety**, 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:

Lots 23 and 24 in Block 2, STEWART, 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:

The true and actual consideration for this conveyance is **\$25,000.00**.

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, 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.

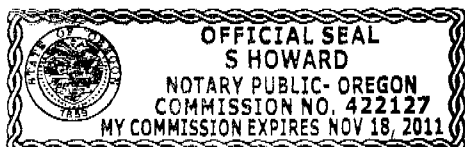
Dated this 28 day of Oct, 2010.

Jack M. Schultz
JACK M. SCHULTZ

Jill Z. Schultz
JILL Z. SCHULTZ

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 28, 2010 by JACK M. SCHULTZ and JILL Z. SCHULTZ.



S. Howard
(Notary Public for Oregon)

My commission expires 11-18-11

BTAmJ