

MTC 1396-10313

2011-000140

Klamath County, Oregon



00094922201100001400040040

01/05/2011 03:23:10 PM

Fee: \$52.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON REPRESENTING THE
ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT
AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

After Recording, Return To:

Amerititle

Attn: Billy

1. Name(s) of the Transaction(s):

Warranty Deed

2. Direct Party (Grantor):

Parcel 1: Bennie J. Schultz and Jean Schultz, Co Trustees of the Schultz Living Trust. Parcel 2:
Bennie J. Schultz and Jean Schultz

3. Indirect Party (Grantee):

Dana M. Oberfoell

4. True and Actual Consideration Paid:

\$14,900.00

5. Legal Description:

See attached

Rerecorded to correct legal description. Previously recorded in m05-45302.

52pmj

05 JUN 16 AM 11:35

Vol M05 Page 45302

State of Oregon, County of Klamath

Recorded 06/16/05 11:35 AM

Vol M05 Pg 45302-03

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Aspenville 37
WARRANTY DEED -- STATUTORY FORM

PARCEL 1: BENNIE J. SCHULTZ AND JEAN SCHULTZ, CO TRUSTEES OF THE
SCHULTZ LIVING TRUST. PARCEL 2: BENNIE J. SCHULTZ AND JEAN SCHULTZ,
Grantor,

conveys and warrants to

DANA M. OBERFOELL, an individual, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

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

Tax Account No(s): 149397 149253

Map/Tax Lot No(s): 2408-025D0-03600-000 2408-025D0-00700-000

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$14,900.00 .

THIS INSTRUMENT WILL 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
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

Dated this 10th day of June, 2005.

Bennie J. Schultz
BENNIE J. SCHULTZ, TRUSTEE

Jean Schultz
JEAN SCHULTZ, TRUSTEE

Bennie J. Schultz
BENNIE J. SCHULTZ

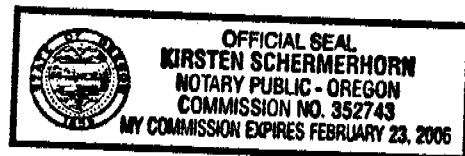
Jean Schultz
JEAN SCHULTZ

STATE OF OREGON, COUNTY OF LANE) SS.

This instrument was acknowledged before me on June 10, 2005 by BENNIE J.
SCHULTZ, TRUSTEE, AND INDIVIDUALLY & JEAN SCHULTZ, TRUSTEE, AND INDIVIDUALLY.

Kirsten Schermerhorn
(Notary Public for Oregon)

My commission expires 2-23-06



After recording return to:
~~WESTERN TITLE & ESCROW COMPANY~~
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

DANA M. OBERFOELL
650 HARLOW ROAD, #241
SPRINGFIELD, OR 97477

TITLE NO. 00061637

Escrow No. 14-0044205

2100

PARCEL 1:

Lot 5, Block 1, RIVER WEST, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 051 MAP 2408-025DO TL 03600 KEY #149397

PARCEL 2:

A portion of the SE 1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of the SE 1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian; thence South 100 feet; thence East 1320 feet; thence North 100 feet; thence West 1320 feet to the point of beginning.

LESS AND EXCEPT the following:

That portion deeded to Lloyd O. Nichols and Anna Lorene Nichols, husband and wife, recorded August 24, 1977 in Book M-77 at Page 15599, Microfilm Records of Klamath County, Oregon.

That portion deeded to Betty J. Brummett, recorded May 3, 1972 in Book M-72 at Page 4704, Microfilm Records of Klamath County, Oregon.

That portion deeded to Ralph H. Frantz and Mona R. Frantz, husband and wife, recorded March 13, 1970 in Book M-70 at Page 2040, Microfilm Records of Klamath County, Oregon.

That portion deeded to M. C. Spiecker and Donna G. Spiecker, husband and wife, recorded March 3, 1965 in Book 360 at Page 71, Deed Records of Klamath County, Oregon.

That portion deeded to Douglas R. Schultz, an individual, recorded April 12, 1972 in Book M-72 at Page 3831, Microfilm Records of Klamath County, Oregon.

That portion deeded to Douglas R. Schultz, an individual, recorded April 12, 1972 in Book M-72 at Page 3830, Microfilm Records of Klamath County, Oregon.

That portion deeded to Douglas R. Schultz, an individual, recorded April 12, 1972 in Book M-72 at Page 3829, Microfilm Records of Klamath County, Oregon.

That portion under Contract from Bennie J. Schultz and Jean Schultz to Walter Nohrenberg and Phyllis Nohrenberg, recorded July 10, 1979 in Book M-79 at Page 16238, Microfilm Records of Klamath County, Oregon.

That portion under Contract from Bennie J. Schultz and Jean Schultz to Gregory E. Nohrenberg, recorded June 8, 1979 in Book M-79 at Page 13513, Microfilm Records of Klamath County, Oregon.

That portion deeded to Phillip J. Von Der Zwiep and Marlo D. Von Der Zwiep, husband and wife, recorded July 29, 1965 in Book M-65 at Page 445, Microfilm Records of Klamath County, Oregon.

That portion deeded to John H. Walters and Beverly Ann Walters, recorded February 3, 1981 in Book M-81 at Page 1530, Microfilm Records of Klamath County, Oregon.

That portion deeded to Jacob W. Cook and Ashley A. Erickson, not as tenants in common, but with the right of survivorship, recorded August 19, 2004 in Book M-04 at Page 54644, Microfilm Records of Klamath County, Oregon.

CODE 051 MAP 2408-025DO TL 00700 KEY #149253

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Lot 5 in Block 1, RIVER WEST, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Parcel 2:

A portion of the SE1/4 of Section 25, Township 24 South, Range 8 East, of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning 1320 feet West of the Northeast corner of the SE1/4 of Section 25, Township 24 South, Range 8 East, of the Willamette Meridian; thence South 100 feet, thence East 681 feet; thence North 100 feet; thence West 681 feet to the point of beginning.

LESS AND EXCEPT the following described parcels:

The East 220 feet of the North 100 feet of the NW1/4 NE1/4 SE1/4 of Section 25, Township 24 South, Range 8 East, of the Willamette Meridian as described in the Warranty Deed to Phillip J. Von Der Zwiep and Marlo D. Von Der Zwiep, recorded July 29, 1965 in Volume M65, page 445, Microfilm Records of Klamath County, Oregon.

The West 220 feet of the North 100 feet of the NE1/4 SE1/4 of Section 25, Township 24 South, Range 8 East, of the Willamette Meridian as described in the Warranty Deed to Douglas R. Schultz, recorded April 12, 1972 in Volume M72, page 3829, Microfilm Records of Klamath County, Oregon.

The East 220 feet of the West 440 feet of the North 100 feet of the NE1/4 SE1/4 of Section 25, Township 24 South, Range 8 East, of the Willamette Meridian as described in the Contract to Gregory E. Nohanberg, recorded June 8, 1979 in Volume M79, page 13513, Microfilm Records of Klamath County, Oregon.