

2011-001387

Klamath County, Oregon



00096440201100013870020020

02/07/2011 03:43:29 PM

Fee: \$42.00



THIS SPACE

After recording return to:
Chris Schweiger and Daniell
Schweiger
5817 Harlan Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Chris Schweiger and Daniell Schweiger
5817 Harlan Drive
Klamath Falls, OR 97603

File No.: 7021-1678715 (ALF)
Date: January 21, 2011

1st 1678715

STATUTORY WARRANTY DEED

Robert K. Wieland and Andrea J. Wieland as tenants by the entirety, Grantor, conveys and warrants to **Chris Schweiger and Daniell Schweiger, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**PARCEL 2 OF LAND PARTITION 39-00, BEING PARCEL 1 OF LAND PARTITION 56-98,
SITUATED IN THE SW 1/4 NW 1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 10 EAST
OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

DEED RESTRICTION; NO MANUFACTURED HOMES ALLOWED ON SUBJECT PROPERTY

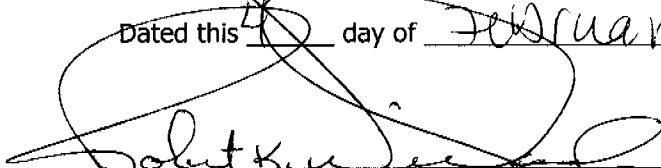
Subject to:


1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$50,000.00**. (Here comply with requirements of ORS 93.030)

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 4 day of February, 2011.

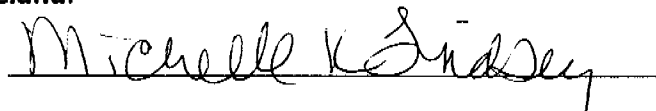

Robert K. Wieland


Andrea J. Wieland

STATE OF Oregon)
County of Lane)ss.
)

This instrument was acknowledged before me on this 4th day of February, 2011
by **Robert K. Wieland and Andrea J. Wieland.**





Notary Public for Oregon
My commission expires:

July 18, 2014