

2011-003486

Klamath County, Oregon



00098830201100034860020022

03/11/2011 03:38:02 PM

Fee: \$42.00



THIS SPACE

After recording return to:
Brandt Schram and Sarah H Schram
2115 Hamble Ave
Eugene, OR 97403

Until a change is requested all tax statements
shall be sent to the following address:
Brandt Schram and Sarah H Schram
2115 Hamble Ave
Eugene, OR 97403

File No.: 7064-1683035 (MG)
Date: February 03, 2011

STATUTORY WARRANTY DEED

Benjamin J. Hickman and Catherine F. Hickman, husband and wife, Grantor, conveys and warrants to **Brandt Schram and Sarah H Schram as tenants by the entirety**, 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:

LOT 19, BLOCK 1, TRACT NO. 1136, WAGON TRAILS ACRES #1, THIRD ADDITION, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

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 **\$305,000.00**. (Here comply with requirements of ORS 93.030)

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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 28TH day of FEBRUARY, 2011.

Benjamin J. Hickman by
Catherine F. Hickman as
Attorney in Fact

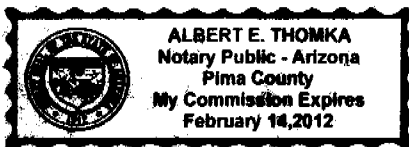
Benjamin J. Hickman by Catherine F.
Hickman as Attorney In Fact

Catherine F. Hickman
Catherine F. Hickman

STATE OF ARIZONA AC2
~~Oregon~~)
County of PIMA AC2)ss.
~~Klamath~~)

This instrument was acknowledged before me on this 28TH day of FEBRUARY, 2011
by ~~Benjamin J. Hickman and Catherine F. Hickman~~ individually and as attorney in fact for
Benjamin J. Hickman

Albert E. Thomka



ARIZONA AC2
Notary Public for ~~Oregon~~
My commission expires: FEBRUARY 14, 2012