

MTZ 92500

2012-002020
Klamath County, Oregon

RECORDING COVER SHEET
ORS 205.234



02/24/2012 03:18:05 PM

Fee: \$52.00

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) &
205.238:

SERVICELINK
4000 INDUSTRIAL BLVD
ALIQUIPPA PA 15001

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

WARRANTY DEED

3. DIRECT PARTY / GRANTOR and Address - Required by ORS 234(1)(b)

CHRIS T SCHWEIGER

Grantor's Address:

5817 HARLAN DR. KLAMATH FALLS OR 97603

4. INDIRECT PARTY / GRANTEE and Address - Required by ORS 234(1)(b)

CHRIS SCHWEIGER AND DANIEL SCHWEIGER

5817 HARLAN DR. KLAMATH FALLS OR 97603

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING
ADDRESS:**

[Name and Address]

**6. TRUE AND ACTUAL
CONSIDERATION - Required by**

ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$10.00

7. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE -

Required by ORS 312.125(4)(b)(B):

R563544

52Am

WTC 92500
This document prepared by:
SERVICELINK
4000 Industrial Blvd.
Aliquippa, PA 15001

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

5817 HARLAN DR
KLAMATH FALLS OR 97603

Order No: 15988529

For Recorder's Use Only

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, CHRIS T SCHWEIGER, hereinafter referred to as "Grantors", do hereby grant, bargain, sell, convey, and warrant unto Chris Schweiger and ~~Danielle~~ ^{Daniell} Schweiger, husband and wife, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of KLAMATH, State of Oregon, to-wit:

LEGAL DESCRIPTION:

See Exhibit A attached hereto and made a part hereof

Prior instrument reference: Book _____, Page _____, Document No. _____,
of the Recorder of KLAMATH County, Oregon.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

47th Ave

Exhibit "A"
Legal Description

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year _____ shall be [] prorated between Grantors and Grantee as of the date selected by Grantors and Grantee, or [] paid by Grantee, or [] paid by Grantors.

The property herein conveyed [] is not a part of the homestead of Grantors, or [] is part of the homestead of Grantors.

WITNESS Grantor(s) hand(s) this the 8 day of Feb., 2012.

Chris Schweiger
CHRIS SCHWEIGER

Daniell Schweiger
DANIELL SCHWEIGER

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.

STATE OF OREGON

COUNTY OF KLAMATH

This instrument was acknowledged before me on Feb 8, 2012 (date) by

CHRIS SCHWEIGER and DANIELL SCHWEIGER (name(s) of person(s))

JoAnn R. Siebecke
Notary Public

JOANN R. SIEBECKE
Print Name

My Commission Expires: 07-06-2013

Tax ID:

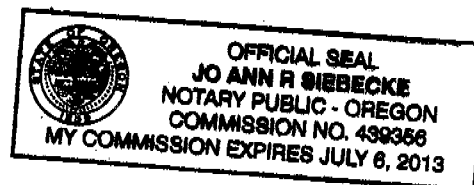


EXHIBIT "A"

Legal Description

Lot 9 in Block 2 of SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.