

MT 94741

THIS SPA

2012-009119

Klamath County, Oregon



00122932201200091190030034

08/17/2012 03:10:58 PM

Fee: \$47.00

After recording return to:

Deborah A. Schneider

3701 Junius Street #B008

Dallas, TX 75246

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

Deborah A. Schneider

3701 Junius Street #B008

Dallas, TX 75246

Escrow No. BT141385JS

Title No. 94741

SWD r.020212

STATUTORY WARRANTY DEED

James A. Kirk and Linda S. Kirk, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Deborah A. Schneider,

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:

Please see attached Exhibit "A" ¹¹³

The true and actual consideration for this conveyance is **\$75,000.00**.

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:

2012-2013 Real Property Taxes a lien not yet due and payable.

Amat \$47.00

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 16 day of AUG, 2012

James A. Kirk
James A. Kirk

Linda S. Kirk
Linda S. Kirk

State of Oregon
County of Klamath Duxbury

This instrument was acknowledged before me on Aug 16, 2012 by James A. Kirk and Linda S. Kirk.

Jeff C Schopfer
(Notary Public for Oregon)

My commission expires 7/18/13

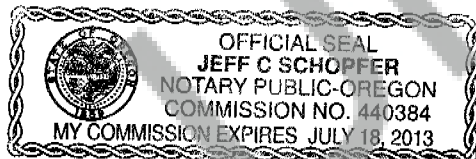


EXHIBIT "A"
LEGAL DESCRIPTION

Lots 18, 19, 20, 21 and 22, Block 30, CRESCENT, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. EXCEPTING those portion deeded to the State of Oregon recorded in Volume 160, page 403 and Volume 177, page 285, Deed Records of Klamath County, Oregon. And the Easterly one-half of the vacated alley in Block 30, TOWN OF CRESCENT, lying West of and adjacent to Lots 3, 4, 5 and 6 in Block 30. By Order of Vacation recorded in Volume 346, page 463, Deed Records of Klamath County, Oregon.