



2012-011378
Klamath County, Oregon
 10/12/2012 02:41:24 PM
 Fee: \$42.00

After recording return to:

Andrew G. Biggs

680 Conger Avenue

Klamath Falls, OR 97601

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

Andrew G. Biggs

680 Conger Avenue

Klamath Falls, OR 97601

Escrow No. MT93938-LW

Title No. 0093938

SWD r.020212

STATUTORY WARRANTY DEED

Allan De Schweinitz and Leslie De Schweinitz, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Andrew G. Biggs and Heidi N. Biggs, as tenants by the entirety,

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:

The Northerly 75 feet of the following described premises: Beginning at a point North 32 ° 14' West 123.30 feet from a stone in the center of Northerly end of Conger Avenue; thence North 32 ° 14' West 262.95 feet; thence South 72' 12' West to Link River; thence down Link River to a point which is South 72 ° 12' West of the place of beginning; thence North 72 ° 12' East to the place of beginning, being a part of Government Lot 8 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being included in the exterior boundary of Buena Vista Addition to Klamath Falls, Oregon.

The true and actual consideration for this conveyance is **\$420,000.00**.

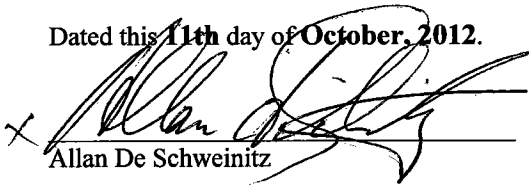
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

Handwritten signature

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.

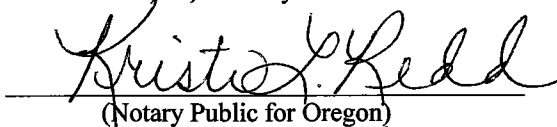
Dated this 11th day of October, 2012.

x 
Allan De Schweinitz

x 
Leslie De Schweinitz

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on **October 11, 2012** by Allan De Schweinitz and Leslie De Schweinitz.


(Notary Public for Oregon)

My commission expires 11/16/2015

