



THIS SPACE RESERVED FOR RECORDER'S USE

**2013-009929**

**Klamath County, Oregon**

**08/29/2013 02:36:51 PM**

**Fee: \$42.00**

After recording return to:

Philip Schaaphok

PO Box 859

Hollister, CA 95023

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

Philip Schaaphok

PO Box 859

Hollister, CA 95023

Escrow No. MT98612-KR

Title No. 0098612

SWD r.020212

### STATUTORY WARRANTY DEED

**W.C. Heidinger and Ronda Heidinger, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Philip Schaaphok and Susan Carroll-Schaaphok, 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:

Lot 8 in Block 6 of **KLAMATH RIVER ACRES**, according to the official plat thereof on file in the office of the County  
Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$232,000.00**.

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:

**2013-2014 Real Property Taxes a lien not yet due and payable.**

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 27<sup>th</sup> day of August, 2013

W.C. Heidinger  
W.C. Heidinger

Ronda Heidinger  
Ronda Heidinger

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 27, 2013 by W.C. Heidinger and Ronda Heidinger.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2015

