

36610

MTC 41158-KA
WARRANTY DEED Vol. 097 Page 12477

ANDREW H. PETERSON and REBECCA L. PETERSON as to Parcel 1 and ANDREW H. PETERSON and REBECCA L. PETERSON, who acquired title as REBECCA L. DREYER as to Parcel 2.

Grantor(s) hereby grant, bargain, sell and convey to:
LARRY F. BOGART and BARBARA I. BOGART, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is \$ 122,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 451 DAMONT STREET, KLAMATH FALLS, OR 97601

Dated this 23 day of April, 1997.

Andrew E. Peterson
ANDREW E. PETERSON

Rebecca L. Peterson
REBECCA L. PETERSON

STATE OF OREGON

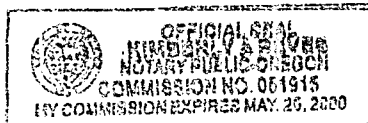
COUNTY OF KLAMATH

SS. April 23 19 97

Personally appeared the above named ANDREW E. PETERSON AND

REBECCA L. PETERSON

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kimberly A. Rea
Notary Public for Oregon
My commission expires 5/26/2000

ESCROW NO. MT41158-KA

Return to:

LARRY F. BOGART
451 DAMONT STREET
KLAMATH FALLS, OR 97601

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EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 1:

All of Lot 3 and the N1/2 of Lot 4, in Block 10, THE TERRACES ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

All of Lot 12 and the N1/2 of Lot 11, in Block 10, THE TERRACES ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amer title the 24th day
of April A.D. 19 97 at 11:08 o'clock P. M., and duly recorded in Vol. 1197
of Deeds on Page 12477

Bernetha G. Letsch, County Clerk

FEE \$35.00

by Kirsten Rose