

RECORDING REQUESTED BY:

## GRANTOR'S NAME

ANDREW T. PEAVY AND AMY J KROMMES,  
AS TENANTS BY THE ENTIRETY

## GRANTEE'S NAME

STEVEN LUXTON AND SUSAN FORBES-LUXTON  
1825 PAINTER  
KLAMATH FALLS, OR 97601

## SEND TAX STATEMENTS TO:

STEVEN LUXTON AND SUSAN FORBES-LUXTON  
1825 PAINTER  
KLAMATH FALLS, OR 97601

## AFTER RECORDING RETURN TO:

STEVEN LUXTON AND SUSAN FORBES-LUXTON  
1825 PAINTER  
KLAMATH FALLS, OR 97601

mtc52664-lw

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

ANDREW T. PEAVY AND AMY J KROMMES, AS TENANTS BY THE ENTIRETY Grantor(s) convey(s)  
and warrant(s) to STEVEN S. LUXTON AND SUSAN FORBES-LUXTON, HUSBAND AND WIFEGrantee(s) the following described real property, free and clear of encumbrances except as specifically  
set forth below, situated in the County of **KLAMATH**, State of Oregon.LOTS 19 AND 20 IN BLOCK 12 OF HILLSIDE ADDITION, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.Taxes, special assessments, maintenance and/or association charges which become due and payable  
subsequent to the Effective Date; covenants, conditions, restrictions, declarations, reservations, set-back  
lines and ordinances, if any, appearing in the public records; leases, grants, severances, exceptions or  
reservations of oil, gas and/or other minerals, water, water rights or riparian rights, if any, appearing in the  
public records; and easements, rights-of-way, servitudes and prescriptive rights, whether of record or not.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 30.930THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FIFTEEN THOUSAND  
DOLLARS (\$ 115,000.00 ).DATED: 28<sup>th</sup> day of August, 2000.

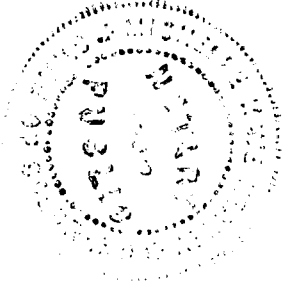
Andrew T. Peavy  
ANDREW T. PEAVY

Amy J. Krommes  
AMY J. KROMMES

THE STATE OF Colorado  
COUNTY OF Larimer

This instrument was acknowledged before me  
on 8-28-00

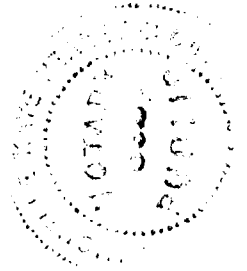
by **ANDREW T. PEAVY**  
Michelle Kaye Keahey  
Michelle Kaye Keahey  
Notary Public for  
The State of Colorado  
Notary's commission  
expires: 2-27-02



THE STATE OF Colorado  
COUNTY OF Larimer

This instrument was acknowledged before me  
on 8-28-00

by **AMY J. KROMMES**  
Michelle Kaye Keahey  
Michelle Kaye Keahey  
Notary Public for  
The State of Colorado  
Notary's commission  
expires: 2-27-02



**State of Oregon, County of Klamath**  
Recorded 12/01/00, at 3:21 p. m.  
In Vol. M00 Page 43345  
**Linda Smith,**  
County Clerk Fee \$ 26<sup>00</sup>