

02 SEP 13 PM 10:25

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State of Oregon, County of Klamath  
Recorded 09/13/2002 10:25 a.m.  
Vol M02, Pg 52155  
Linda Smith, County Clerk  
Fee \$ 2100 # of Pgs 1

*Aspen Title Escrow No. 55672*

**WARRANTY DEED**

Grantor: Clifford E. Peters and Janet M. Peters, as tenants by the entirety

Grantee: Marcia Hughes

Consideration: \$124,000.00

After recording, return to:

Marcia L. Hughes  
2123 Kimberly  
Klamath Falls, OR 97603

**KNOW ALL MEN BY THESE PRESENTS**, That Clifford E. Peters and Janet M. Peters, as tenants by the entirety, hereinafter called Grantor, for the consideration hereinafter stated, to grantor paid by Marcia L. Hughes, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 12, Block 2, Tract No. 1120, SECOND ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Levy Code: 091 Map No.: R-3909-001AD-01000-000 Key No.: R505251

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$124,000.00.

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. MD

In Witness Whereof, the Grantor has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

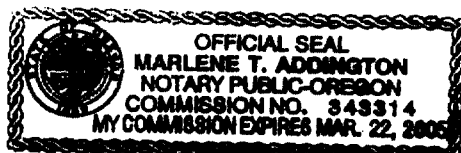
STATE OF OREGON )  
County of Klamath ) ss

This instrument was acknowledged before me on September 13, 2002, by Clifford E. Peters and Janet M. Peters.

Marlene T. Addington  
Notary Public for Oregon

My Commission Expires: 3-22-2005

William L. Sisemore  
Attorney at Law  
803 Main St., Ste 201  
Klamath Falls, OR 97601  
541-882-7229  
O.S.B. #70133



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