

03 SEP 9 PM 3:43



After recording return to:

Russell & Theresa Peterson

1710-12 Johnson Street

Klamath Falls, OR 97603

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

Escrow No. 237868
Title No. _____

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 09/09/03 3:43 P m

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Takashi Hirata and Masako Hirata, Grantor, conveys and warrants to Russell J. Peterson and Theresa L. Peterson, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description Attached hereto as Exhibit :A: and by this reference incorporated herein.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$"The true consideration for this conveyance is pursuant to an IRC Tax Deferred Exchange on behalf of the Grantee." (Here comply with the requirements of ORS 93.030)

Dated this 3rd day of September 2003

Takashi Hirata

Masako Hirata

STATE OF OREGON

County of Vernon } ss.

This instrument was acknowledged before me on this 3rd day of September 2003 by Takashi Hirata and Masako Hirata



Notary Public for Oregon

My commission expires: 8-2-07

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66960

The East 100 feet of Lot 5 Block 25, Hillside 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.

EXCEPTING THEREFROM the following: Beginning at a point on the South line of said Lot 5, from which the Southeast corner of thereof lies 48.3 feet; thence Northerly at right angles to said South line, 2 feet; thence Westerly parallel to said South line 9 feet; thence Southerly at right angles to said South line, 2 feet to said South line; thence Easterly along said South line 9 feet to the point of beginning.