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MT6-64729TA



Vol M04 Page 46242

State of Oregon, County of Klamath
Recorded 07/15/2004 10:58 m
Vol M04 Pg 46242
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

David B. Peters

13775-A Mono Way

Sonora, CA 95370

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

David B. Peters

13775-A Mono Way

Sonora, CA 95370

Escrow No. MT64729-TA

STATUTORY WARRANTY DEED

James B. McClurg and Sharon A. McClurg, as tenants by the entirety and James B. McClurg, Jr. with rights of survivorship, Grantor(s) hereby convey and warrant to **David B. Peters and Lynda A. Peters, 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:

Lots 14, 15 and 16, Block 5, LENOX, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-007CA-12300-000

Key No: 782399

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:

The true and actual consideration for this conveyance is **\$60,000.00**.

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.

Dated this 12th day of July, 2004.

James B. McClurg
James B. McClurg

Sharon A. McClurg
Sharon A. McClurg

James B. McClurg Jr
James B. McClurg, Jr.

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 12th, 2004 by James B. McClurg, Sharon A. McClurg and James B. McClurg, Jr..

Suzie Mollett
(Notary Public for Oregon)

My commission expires 11/14/2006



2/100