

04 JUL 29 PM 3:12



MTZ - 65655 WV

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State of Oregon, County of Klamath
Recorded 07/29/04 3:12 P m
Vol M04 Pg 49789-90
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

RICHARD M. PEREZ

15906 BALD EAGLE COURT

KLAMATH FALLS, OR 97601

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

RICHARD M. PEREZ

15906 BALD EAGLE COURT

KLAMATH FALLS, OR 97601

Escrow No. MT65655-LW

STATUTORY WARRANTY DEED

CHRISTIAN DRAPEAU, Grantor(s) hereby convey and warrant to **RICHARD M. PEREZ and JACQUELINE PEREZ, 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:

PARCEL 1:

Lots 1 and 2, Block 38, TRACT NO. 1084, SIXTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3907-025D0-00700-000

Key No: 488387

Tax Account No: 3907-025D0-00700-000

Key No: 488387

PARCEL 2:

Lot 3, Block 38, TRACT NO. 1084, SIXTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3907-025D0-00600-000

Key No: 488396

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 **\$190,000.00**.

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 27th day of July, 2004.


CHRISTIAN DRAPEAU



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 21, 2004 by CHRISTIAN DRAPEAU.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07

