

04 AUG 4 PM 3:40



State of Oregon, County of Klamath

Recorded 08/04/04 3:40 p m

Vol M04 Pg 51230.31

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:

Darryl G. Pech and Wendy K. Pech
~~2367 Watson Street~~ PO Box 651
Klamath Falls, OR 97603

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

Darryl G. Pech and Wendy K. Pech
~~2367 Watson Street~~
~~Klamath Falls, OR 97603~~ SAME

File No.: 7021-418818 (SAC)

Date: July 30, 2004

STATUTORY WARRANTY DEED

Betty J. Neff, Trustee of the Max J. Neff and Betty J. Neff Family Trust instrument, dated June 15, 1999, Grantor, conveys and warrants to Darryl G. Pech and Wendy K. Pech, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 41, PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$127,500.00**. (Here comply with requirements of ORS 93.030)

26F

51231

APN: 509890

Statutory Warranty Deed
- continued

File No.: 7021-418818 (SAC)

Date: 07/30/2004

Dated this 2 day of August, 2004.

Betty J. Neff, Trustee of the Max J. Neff and
Betty J. Neff Family Trust instrument

Betty J. Neff
Betty J. Neff, Trustee

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 2 day of August, 2004
by as of Betty J. Neff, Trustee of the Max J. Neff and Betty J. Neff Family Trust instrument, on behalf of
the .

[Signature]
Notary Public for Oregon
My commission expires: 8/2/07

