

05 JAN 25 PM 3:13

mtc-68014 MS



Vol M05 Page 05440

State of Oregon, County of Klamath
Recorded 01/25/05 3:13 P m
Vol M05 Pg 15440-41
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

John F. Duarte

10885 Wright Ave

Klamath Falls, OR 97603

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

John F. Duarte

10885 Wright Ave

Klamath Falls, OR 97603

Escrow No. MT68014-MS

STATUTORY WARRANTY DEED

Russell J. Peterson and Theresa L. Peterson, as tenants by the entirety, Grantor(s) hereby convey and warrant to **John F. Duarte and Patricia L. Duarte, 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:


SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$125,250.00**.

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.

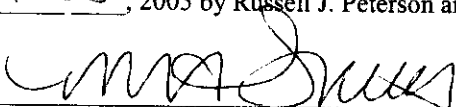
Dated this 25th day of Jan, 2005


Russell J. Peterson

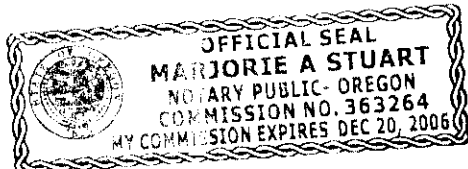

Theresa L. Peterson

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1-25, 2005 by Russell J. Peterson and Theresa L. Peterson.


(Notary Public for Oregon)

My commission expires 12/20/06



260 em

05441

EXHIBIT "A"
LEGAL DESCRIPTION

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 thereof lies 48.3 feet; thence Northerly at right angles to the 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 South line 9 feet to the point of beginning.

Tax Account No: 3809-029AD-07300-000

Key No: 215797