

MT71785 TM



M05-67042

Klamath County, Oregon

10/20/2005 02:53:53 PM

Pages 2 Fee: \$26.00

After recording return to:

ROBERT V. FLACKUS

6502 Moyina Way
Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

ROBERT V. FLACKUS

6502 Moyina Way
Klamath Falls, OR 97603

Escrow No. MT71785-TM

Title No. 0071785

SWD

STATUTORY WARRANTY DEED

JOHN PETERSON and ARDELL PETERSON, as tenants by the entirety, Grantor(s) hereby convey and warrant to **ROBERT V. FLACKUS and CINDY D. FLACKUS, 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 **\$189,500.00**.

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 3 day of October, 2005

John Peterson
JOHN PETERSON

ArdeLL Peterson
ARDELL PETERSON

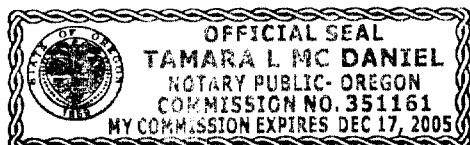
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Oct 3, 2005 by JOHN PETERSON and ARDELL PETERSON.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



26.0

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 84 of the Supplemental Plat of Lots 83, 84, 85 and 86 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with the non-exclusive perpetual easement in and to a certain well located and situated upon the following described real estate:

A parcel of land in SW1/4 SE1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the SW1/4 SE1/4 of said Section 36, which bears North 31° 33' East a distance of 1260.6 feet, more or less, from the S1/4 corner of said Section 36; thence North 69° 50' East 108.0 feet; thence South 16° 06 1/2' East 72.0 feet; thence South 75° 36' West 106.0 feet; thence North 17° 47' West 61.23 feet more or less, to the point of beginning, and in and to the works, reservoir and pump thereof, and in and to the mains connecting said well to the above described property, for the purpose of conducting water thereto for domestic purposes.

Tax Account No: 3809-036CD-09500-000

Key No: 452726