



mtc-70958 KR
THIS

M06-01025

Klamath County, Oregon

01/18/2006 02:44:00 PM

Pages 1 Fee: \$21.00

After recording return to:

Jeffrey H. Sargo

20009 Peppermint Falls Road

Jamestown, CA 95327

Until a change is requested all

tax statements shall be sent to

The following address:

Jeffrey H. Sargo

20009 Peppermint Falls Road

Jamestown, CA 95327

Escrow No. MT70958-KR

Title No. 0070958

SWD

STATUTORY WARRANTY DEED

Peters Investments, LLC, which acquired title as Peters Investment, LLC, Grantor(s) hereby convey and warrant to **Jeffrey H. Sargo**, 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:

The W1/2 of Lot 674, Block 107, MILLS 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.

Tax Account No: 3809-033DB-02000-000

Key No: 612812

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 **\$56,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 17th day of JANUARY, 2006

Peters Investments, LLC

BY

David Peters, Member

BY

Lynda Peters, Member

STATE OF CALIFORNIA

COUNTY OF Tuolumne ^{ss.}

On Jan, 2006 before me, Andrea K. Keenom personally appeared David Peters and Lynda Peters as Members for Peters Investments, LLC personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Andrea K. Keenom



2/0