

mtc-74083W

THIS SPACE RESEI

M06-08339

Klamath County, Oregon

04/28/2006 10:40:50 AM

Pages 1 Fee: \$21.00



After recording return to:

PEGGY BACKUP

629 "D" STREET

DAVIS, CA 95616

Until a change is requested all

tax statements shall be sent to

The following address:

PEGGY BACKUP

629 "D" STREET

DAVIS, CA 95616

Escrow No. MT74083-LW

Title No. 0074083

SWD

STATUTORY WARRANTY DEED

ALAN SCHNEIDER, Grantor(s) hereby convey and warrant to **PEGGY BACKUP**, 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 S1/2 of the N1/2 of the SW1/4 of the SW1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, that lies East of the Sprague River. TOGETHER WITH easement for joint user roadway as created by instruments recorded September 17, 1970 in Volume M79, pages 8222, 8227, 8232 and 8237, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3408-021C0-01400-000

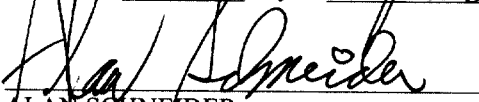
Key No: 207403

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 **\$50,000.00**.


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 25th day of April 2006.

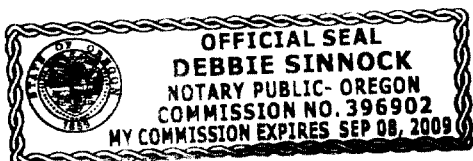

ALAN SCHNEIDER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4-25, 2006 by ALAN SCHNEIDER.


(Notary Public for Oregon)

My commission expires 9-8-09



21.00