

MTC 74968-MS

THIS SPACE RES

M06-12895

Klamath County, Oregon

06/23/2006 11:37:25 AM

Pages 1 Fee: \$21.00



After recording return to:

Marcus E. Peterson

1829 Euclid Avenue

Klamath Falls, OR 97601

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

Marcus E. Peterson

1829 Euclid Avenue

Klamath Falls, OR 97601

Escrow No. MT74968-MS

Title No. 0074968

SWD

STATUTORY WARRANTY DEED

Timothy A. Simmers, Grantor(s) hereby convey and warrant to **Marcus E. Peterson and Dawn Jennings-Peterson, 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:

Lots 17 and 18, Block 21 of MOUNTAIN VIEW 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: 3809-020DD-01300-000

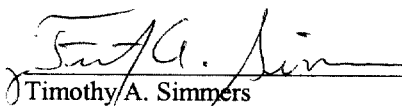
Key No: 172636

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 **\$217,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

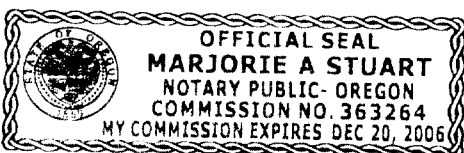
Dated this 21st day of June, 2006

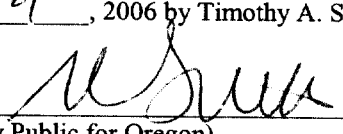

Timothy A. Simmers

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 6/21, 2006 by Timothy A. Simmers.




(Notary Public for Oregon)

My commission expires 12/20/06

21.00