



THIS SPACE RESEI

2007-001985

Klamath County, Oregon



02/05/2007 03:25:20 PM

Fee: \$26.00

MTCT8197TM

After recording return to:

Ulysses Durchanek

P.O. Box 491

Klamath Falls, OR 97601

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

Ulysses Durchanek

P.O. Box 491

Klamath Falls, OR 97601

Escrow No. MT78197-TM

Title No. 0078197

SWD

### STATUTORY WARRANTY DEED

**Jerry L. Peyton and Virginia C. Peyton, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Ulysses Durchanek and Sheila Durchanek, 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:

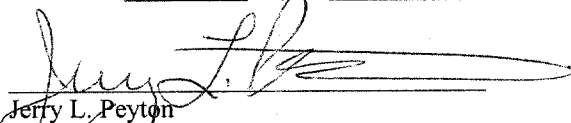
**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

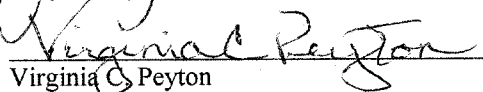
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$212,000.00**.

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.

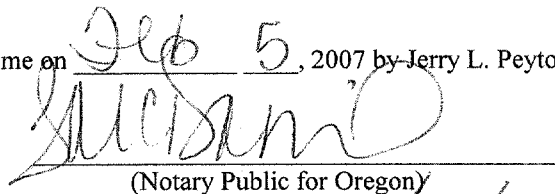
Dated this 5 day of February, 2007

  
Jerry L. Peyton

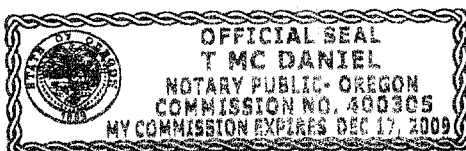
  
Virginia C. Peyton

State of Oregon  
County of Klamath

This instrument was acknowledged before me on Feb 5, 2007 by Jerry L. Peyton and Virginia C. Peyton.

  
(Notary Public for Oregon)

My commission expires 12/17/09



240<sup>00</sup>

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Tracts 20 and 21, HOMELAND TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Southwest corner of Tract No. 21, said point being on the East line of Madison Street and the North line of Delaware Avenue; thence North  $0^{\circ} 04'$  West along the East line of Madison Street, a distance of 163.0 feet to an iron pin; thence South  $89^{\circ} 53'$  East parallel with the South line of Tracts 20 and 21 a distance of 132.0 feet to an iron pin; thence South  $0^{\circ} 04'$  East parallel with the East line of Tract 20 a distance of 163.0 feet to an iron pin on the North line of Delaware Avenue; thence North  $89^{\circ} 53'$  West along said line a distance of 132.0 feet, more or less, to the point of beginning.