

MTC 8/16/00

2008-004939

Klamath County, Oregon



00043652200800049390010018

04/03/2008 03:20:10 PM

Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

TOM ADAMS AKA THOMAS PAUL ADAMS, Grantor,

conveys and warrants to

JODY ALLEN PECKELS and LAURI MICHELLE PECKELS, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 7 in Block 12 of Tract 1042, ^TRWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 2607-001B0-11900 M-136184

Map/Tax Lot No(s): 163619 M702047

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$50,000.00 .

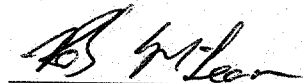
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated this 1 day of ~~March~~ ^{April} 2008.


TOM ADAMS

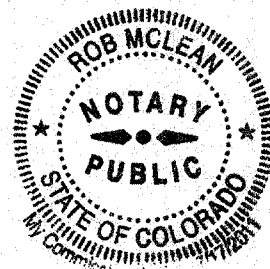
STATE OF COLORADO, COUNTY OF Arapahoe) SS.

This instrument was acknowledged before me on ~~March~~ ^{April} 1, 2008 by TOM ADAMS.



(Notary Public)

My commission expires 07/17/2011



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

JODY AND LAURIE PECKELS
540 WELLINGTON
EUGENE, OR 97402

TITLE NO. 81660
ESCROW NO. 14-0002808

21 AMT