

MT 082735-SH

THIS SPACE RE

2008-010553

Klamath County, Oregon



07/24/2008 11:14:36 AM

Fee: \$21.00

After recording return to:

PETER P. LUCAS

12185 HWY 39

KLAMATH FALLS, OR 97603

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

PETER P. LUCAS

12185 HWY 39

KLAMATH FALLS, OR 97603

Escrow No. MT82735-SH

Title No. 0082735

SWD

STATUTORY WARRANTY DEED

MICHAEL A. NEGREVSKI, Grantor(s) hereby convey and warrant to **PETER P. LUCAS and DEBORAH M. LUCAS, 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:

The South 10 acres of the NW1/4 SW1/4 (or S1/2 S1/2 NW1/4 SW1/4), and Lot 4, Section 6, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING thereof that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division in Warranty Deed, recorded April 5, 1988 in Volume M88, page 4912, Microfilm Records of Klamath County, Oregon.

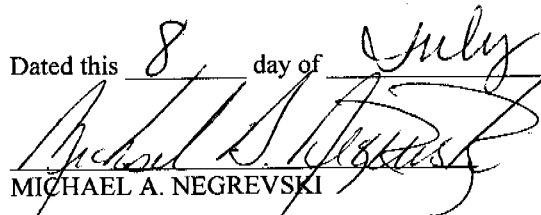
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2008-2009 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$495,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

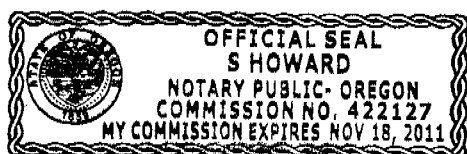
Dated this 8 day of July, 2008

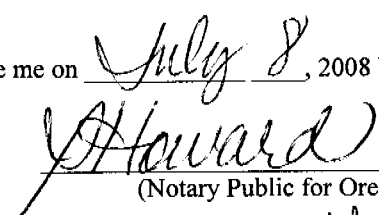

MICHAEL A. NEGREVSKI

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 8, 2008 by MICHAEL A. NEGREVSKI.




(Notary Public for Oregon)

My commission expires Nov 18, 2011

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