



Western Title & Escrow

Order Number: 81795

2013-013851

Klamath County, Oregon

12/18/2013 12:04:25 PM

Fee: \$37.00

Grantor
Michael P. Rychart Pamela J. Rychart PO Box 2403 Redmond, OR 97756
Grantee
Peter J. Lutz Pennie E. Lutz 2155 Dalke Ridge Drive NW Salem, OR 97304
Until a change is requested, all tax statements shall be sent to the following address:
Peter J. Lutz Pennie E. Lutz 2155 Dalke Ridge Drive NW Salem, OR 97304

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Michael P. Rychart and Pamela J. Rychart, Grantors convey and warrant to Peter J. Lutz and Pennie E. Lutz, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lot 11, Diamond Peaks, Tract No. 1355, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account: 886958

Map & Tax Lot: 2407-007A0-09200-000

This property is free of 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 \$332,000.00. (Here comply with requirements of ORS 93.030.)

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this 16 day of December, 2013

Michael P. Rychart

Pamela J. Rychart

State of Oregon, County of Deschutes) ss.

This instrument was acknowledged before me on this 16th day of December, 2013 by Michael P. Rychart and Pamela J. Rychart

Notary Public for the State of Oregon
My commission expires: 11/7/2016



37am