



MT80708-DS

THIS SPACE RES

2007-019012  
Klamath County, Oregon



11/06/2007 03:37:08 PM

Fee: \$31.00

After recording return to:

Paula Cappe

2536 Wiard St.

Klamath Falls, OR 97603

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

Paula Cappe

2536 Wiard St.

Klamath Falls, OR 97603

Escrow No. MT80708-DS

Title No. 0080708

SWD

### STATUTORY WARRANTY DEED

RUBEN G. PETERSON AND CAROLYN PETERSON-JACKSON, PERSONAL REPRESENTATIVES OF THE ESTATE OF CELIA GOLDIE PETERSON, AKA GOLDIE C. PETERSON, Grantor(s) hereby convey and warrant to PAULA CAPPE and AARON VAUGHN, not as tenants on common, but with right of survivorship, 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:

#### PARCEL 1:

The East half of Tract 10, GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

#### PARCEL 2:

The N1/2 of the E1/2 of the vacated alley between Lots 10 and 11, GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk 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:

The true and actual consideration for this conveyance is **\$155,000.00**.

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.

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

3/AMT

Dated this 22nd day of Oct. 2007.

THE ESTATE OF CELIA GOLDIE PETERSON

BY: \_\_\_\_\_  
RUBEN G. PETERSON, PERSONAL REPRESENTATIVE

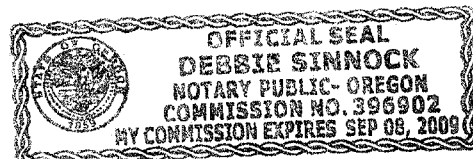
BY: Carolyn Peterson - Jackson  
CAROLYN PETERSON-JACKSON, PERSONAL REPRESENTATIVE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 10-22-, 2007 by CAROLYN PETERSON-JACKSON,  
PERSONAL REPRESENTATIVE OF THE ESTATE OF CELIA GOLDIE PETERSON.

Debbie Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-09



Dated this 22nd day of Oct, 2007.

THE ESTATE OF CELIA GOLDIE PETERSON

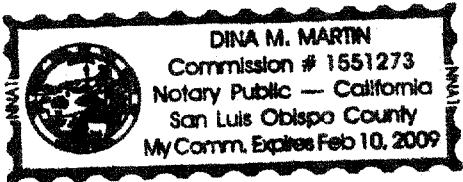
BY: [Signature]  
RUBEN G. PETERSON, PERSONAL REPRESENTATIVE  
~~AND ATTORNEY~~

BY: \_\_\_\_\_  
CAROLYN PETERSON-JACKSON, PERSONAL REPRESENTATIVE

State of California }  
County of San Luis Obispo } ss.

On this the 22nd Oct 2007, before me, Dina M. Martin,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Ruben G. Peterson,  
Name(s) of Signer(s)



Place Notary Seal Above

☐ personally known to me  
☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.  
Dina M. Martin  
Signature of Notary Public