

2009-009822

Klamath County, Oregon



00069703200900098220010014

07/20/2009 03:00:52 PM

Fee: \$21.00

After Recording Return to:

ANDREW L. PETERSEN and ASHLEY R. PETERSEN

2310 James Martin Ct
Klamath Falls OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

ANDREW L. PETERSEN and ASHLEY R. PETERSEN

Same as above

ATE 66882

WARRANTY DEED

(INDIVIDUAL)

TENOS M. PETE, SUCCESSOR TRUSTEE OF THE BONNIE BELL WARD REVOCABLE FAMILY TRUST, DATED FEBRUARY 13, 2006, herein called grantor, convey(s) to ANDREW L. PETERSEN and ASHLEY R. PETERSEN, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 15, OLD FORT ESTATES-TRACT 1327, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-028DC TL 13700 KEY 884744

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$180,000.00.
(here comply with the requirements of ORS 93.930)

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, 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 July 17, 2009.

BONNIE BELL WARD REVOCABLE FAMILY TRUST

Tenos M. Pete SUCCESSOR TRUSTEE
BY: TENOS M. PETE, SUCCESSOR TRUSTEE

STATE OF OREGON, County of Klamath ss.

On July 17, 2009, personally appeared the above named Tenos M. Pete as Successor Trustee of the BONNIE BELL WARD REVOCABLE FAMILY TRUST and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

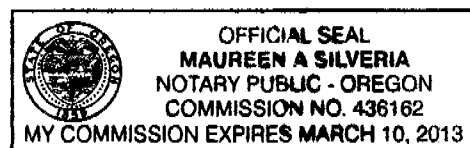


525 Main Street
Klamath Falls, OR 97601
Order No.: 66882MS

Before me: Maureen A Silveria
Notary Public for Oregon

My commission expires: 3/10/2013

Official Seal



#21 ATE