

151 2207635 LW



After recording return to:
Russell J Peterson and Theresa L
Peterson
8072 Kings Way
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Russell J Peterson and Theresa L
Peterson
8072 Kings Way
Klamath Falls, OR 97603

File No.: 7021-2207635 (LW)
Date: February 10, 2014

2014-001368
Klamath County, Oregon
02/18/2014 02:54:30 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Sonja Marie Bryant who acquired title as Sonya Marie Bryant, Grantor, conveys and warrants to **Russell J Peterson and Theresa L Peterson, husband and wife as Tenants by Entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A Tract of land situated in the NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

The Westerly 187.40 feet of the following described property; Beginning at a point which bears S. 00°01'10" W. along the West line of said Section 18 a distance of 2192.47 feet and S. 89°51'42" E. a distance of 1775.44 feet from the iron pin monument marking the Northwest corner of said Section 18; thence continuing S. 89°51'42" E. a distance of 827.97 feet to a point on the East line of said NW 1/4 of Section 18; thence S. 00°00'23" W. along said East line a distance of 465.0 feet to the Center one-quarter corner of Section 18; thence N. 89°51'42" W. along the South line of said NW 1/4 a distance of 827.64 feet to a point; thence N. 00°02'03" W. a distance of 465.0 feet, more or less, to the point of beginning.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$72,500.00**. (Here comply with requirements of ORS 93.030)

15147-

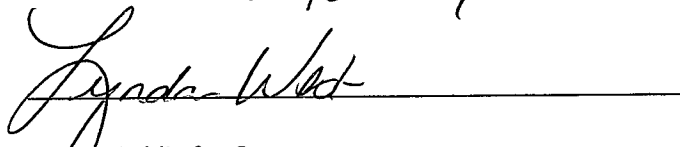
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Dated this 18 day of February, 2014.


Sonja Marie Bryant

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 18 day of February, 2014
by **Sonja Marie Bryant**.



Notary Public for Oregon
My commission expires: 2-10-17

