

MT100942

2014-005747

Klamath County, Oregon

05/30/2014 11:10:50 AM

Fee: \$47.00

Western Title & Escrow

Order Number: 87707

<b>Grantor</b>
Jerry Leonard Peterson 1997 Pecan Court NW Salem, OR 97304
<b>Grantee</b>
Jerry Ott Karen Ott 25191 Berry Lane Veneta, OR 97487
<b>Comments</b>
Until a change is requested, all tax statements shall be sent to the following address:
Jerry Ott Karen Ott 25191 Berry Lane Veneta, OR 97487

Return  
TO:  
#5

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Jerry Leonard Peterson, Grantor conveys and warrants to Jerry Ott, Karen Ott, Doug Stinson, and Michelle Willyard, not as tenants in common, but with the right of survivorship, Grantees the following described real property free of encumbrances except as specifically set forth herein:

**Lot 5 in Block 3 of TRACT NO. 1052, CRESCENT PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Account: 147406

Map & Tax Lot: 2407-018D0-01300-000

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 **\$37,500.00**. (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 28 day of May, 2014

  
Jerry Leonard Peterson

47.00

State of Oregon, County of Marion ) ss.

This instrument was acknowledged before me on this 28 day of May, 2014 by **Jerry Leonard Peterson**

Jessica Gallant  
Notary Public for the State of Oregon  
My commission expires: Jan. 28, 2018

