



2015-012835
Klamath County, Oregon
11/24/2015 02:32:22 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Susan M. Petersen and Timothy A. Petersen
25849 Wolfberry Drive
Moreno Valley, CA 92553

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

Susan M. Petersen and Timothy A. Petersen
25849 Wolfberry Drive
Moreno Valley, CA 92553
File No. 72976AM

STATUTORY WARRANTY DEED

Paul J. Seger and Corrine J. Seger, Trustees of the Paul & Peggy Seger Revocable Living Trust dated 10/11/2012,

Grantor(s), hereby convey and warrant to

Susan M. Petersen and Timothy A. Petersen, husband and wife,

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:

**The NW1/4 NW1/4 NE1/4 of Section 12, Township 23 South, Range 9 East of the Willamette Meridian,
Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2309-012A0-00500-000R129603

The true and actual consideration for this conveyance is \$335,000.00.

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:

Return to:



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 19 day of November, 15.

Paul & Peggy Seger Revocable Living Trust

by: Paul J. Seger
Paul J. Seger, Trustee

by: Corrine J. Seger
Corrine J. Seger, Trustee

State of } ss OREGON
County of } WASHINGTON

On this 19th / November, 2015, before me, a Notary Public in and for said state, personally appeared / known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/~~they~~ executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Paul J. Seger and Corrine J. Seger as Trustees of the
Paul & Peggy Seger Revocable Living Trust

Notary Public for the State of

Residing at:

Commission Expires: 06/29/2019

