

2016-012394

Klamath County, Oregon



00195417201600123940020027

11/21/2016 10:34:40 AM

Fee: \$47.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:
Walter M. and Jean Y. Petersen
240 Southshore Road
Klamath Falls, Oregon 97601

Returned at Counter

WARRANTY DEED

Walter Marius Petersen and Jean Y. Petersen, husband and wife, as tenants by the entirety, convey and warrant to SIBROOK LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Tract No. 13 of Pleasant Home Tracts No. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Excepting therefrom that portion conveyed to the State of Oregon for highway purposes.

Property ID:
Tax lot number:

commonly known as 5647 and 5649 South Sixth Street, Klamath Falls, Oregon 97603.

There is no consideration for this conveyance. It is done for purposes of estate planning.

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.

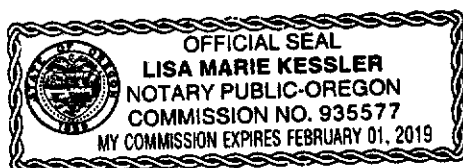
Dated this 21st day of November, 2016.

Walter Marius Petersen
Walter Marius Petersen

Jean Y. Petersen
Jean Y. Petersen

STATE OF OREGON)
) ss.
County of)

This instrument was acknowledged before me on November 21, 2016, by Walter Marius Petersen and Jean Y. Petersen.



Lisa M. Kessler
Notary Public - State of Oregon
My commission expires: February 1, 2019.