

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Returned at Counter

2016-012619

Klamath County, Oregon



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11/28/2016 12:17:54 PM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Trina Louise Decker
37348 Madoc Point Rd
Shiloquin, OR 97624
Grantor's Name and Address
Dustin Peek Real Property
Trust Dustin Peek & Jarrett Peek
Trust 2839 Cypress Av Lemon Grove, CA 91945
Grantee's Name and Address

After recording, return to (Name and Address):

Peek Real Property Trust
2839 Cypress Av
Lemon Grove, CA 91945

Until requested otherwise, send all tax statements to (Name and Address):

At Dustin - Peek Real Property Trust
2839 Cypress Av
Lemon Grove, CA 91945

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Trina Louise Decker Also Known as

Trina Louise Cathoun

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Peek Real Property Trust

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County County, State of Oregon, described as follows (legal description of property):

Part 1 Track of land situated in lot 16, section 6, township 35 South range 7 East of Willamette Meridian, Klamath County, OR and more particularly described as follows: Beginning at iron pin located on east bank of Agency lake said point also being west a distance of 985.2 feet and north 0° 14' a distance of 160.0 feet from Southeast corner of lot 16 thence east 328.2 feet thence south 0° 14' west 80.0 feet thence northerly to point of beginning

Parcel 2 The south half of tract of land situated in lot 16, section 6, township 35 South, Range 7 East of the Willamette Meridian, and more particularly described as follows: Beginning at iron pin located on East bank of Agency lake, said point also being west a distance of 988.9 feet and north 0° 14' East a distance of 240.0 feet from Southwest corner of lot 16 thence East 331.9 feet thence South 0° 14' West 80.0 feet thence West 328.2 feet, thence northerly to point of beginning

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 11/28/16; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.

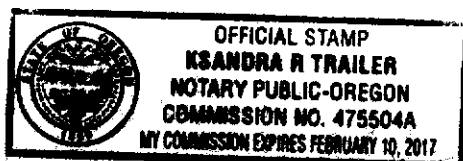
This instrument was acknowledged before me on 11-28-16
by Trina L. Decker

This instrument was acknowledged before me on

by

as

of



Ksandra Trailer
Notary Public for Oregon
My commission expires 2-10-17