



THIS SPACE RESERVED FOR R

2017-010953
Klamath County, Oregon
09/27/2017 01:11:00 PM
Fee: \$52.00

After recording return to:

Joseph W. Stickel and Brenda M. Stickel

8072 Kings Way

Klamath Falls, OR 97603

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

Joseph W. Stickel and Brenda M. Stickel

8072 Kings Way

Klamath Falls, OR 97603

File No. 191724AM

STATUTORY WARRANTY DEED

Russell Peterson and Theresa Peterson,

Grantor(s), hereby convey and warrant to

/Jr. /

Joseph W. Stickel/and Brenda M. Stickel, as Tenants by the Entirety,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is **\$480,000.00.**

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:

2017-2018 Real Property Taxes, a lien not yet due and payable.

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 26 day of SEPTEMBER, 2017.

Russell Peterson
Russell Peterson

Theresa Peterson
Theresa Peterson

State of Oregon } ss
County of Klamath }

On this 26 day of September, 2017, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Russell Peterson and Theresa Peterson, 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.

Lisa Legget Weatherby
Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 10/19/19

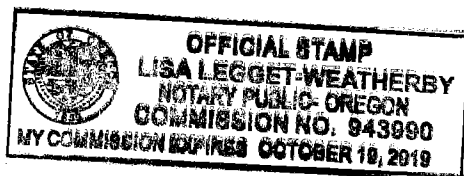


EXHIBIT 'A'

File No. 191724AM

A tract of land situated in the NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Deed Volume M79, page 1216, as recorded in the office of the Klamath County Clerk, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00° 01' 10" West, along the West line of said Section 18, 2192.47 feet; thence South 89° 51' 42" East 2292.20 feet to a point on the North line of said deed volume and being the true point of beginning of this description; thence South 00° 02' 03" East 310.00 feet; thence South 89° 51' 42" East 281.00 feet to the East line of said Deed Volume; thence South 00° 00' 23" West 155.00 feet; thence North 89° 51' 42" West, along the South line of the NW1/4 of said Section 18, 610.24 feet to the Southwest corner of said Deed Volume; thence leaving said line North 00° 02' 03" West 465.00 feet to the Northwest corner of said Deed Volume; thence South 89° 51' 42" East 329.36 feet to the true point of beginning, with bearings based on recorded Survey No. 2026, as recorded in the Klamath County Surveyor's office.

EXCEPTING THEREFROM a tract of land situated in the NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Deed Volume M79, page 1216, as recorded in the office of the Klamath County Clerk, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00° 01' 10" West, along the West line of said Section 18, 2192.47 feet; thence South 89° 51' 42" East 2573.41 feet to a point being the Northeast corner of said Deed Volume; thence South 00° 00' 23" West 310.00 feet to the true point of beginning of this description; thence North 89° 51' 42" West 281.00 feet; thence South 00° 02' 03" East 155.00 feet; thence South 89° 51' 42" East 281.00 feet; thence North 00° 00' 23" East 155.00 feet to the true point of beginning, with bearings based on recorded Survey No. 2026, as recorded in the Klamath County Surveyor's office.

ALSO TOGETHER WITH the right of ingress and egress over the following-described roads: 60 foot strips of land situated in the N1/2, Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being 30 feet on either side of, measured at right angles from, the following-described center lines:

ALSO, beginning at the center 1/4 corner of said Section 18; thence North 00° 00' 23" East 1334.32 feet to the C-N 1/16 corner of said Section 18.