

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



236859 AM

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 1396-11983

2018-006694**Klamath County, Oregon****06/01/2018 11:45:00 AM****Fee: \$52.00**

This document is being re-recorded at the request of Trina Louise Decker to correct the legal as previously recorded in 2016-012619

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Trina DeckerAddress: Po Box 142City, ST Zip: St Helens OR 97051**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Bargain and Sale Deed**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Trina Decker**Grantor Name:** _____**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Peek Real Property Trust**Grantee Name:** _____**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:****UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**Name: NO CHANGE

Address: _____

City, ST Zip: _____

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**\$** 0**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)Tax Acct. No.: N/A

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



00195683201600126190010017

11/28/2016 12:17:54 PM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Trina Louise Decker
37348 Modoc Point Rd
Chiloquin, OR 97624
Grantor's Name and Address

Dustin Peek Real Property
Trust Dustin Peek & Jarrett Peek
Trustees 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 Calhoun

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Peek
Real Property Trust, Dustin J. Peek and Jarrett Peek, Co-Trustees
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 DETER-
MINE 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.

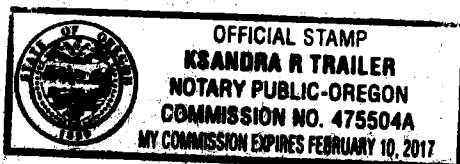
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on 11-28-16
by Trina L. Decker

This instrument was acknowledged before me on _____

by _____

as _____

of _____



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

EXHIBIT "A"

PARCEL 1:

A tract of land situated in Lot 16, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located on the East bank of Agency Lake, said point also being West a distance of 985.2 feet and North $0^{\circ} 14'$ East a distance of 160.0 feet from the Southeast corner of Lot 16; thence East 328.2 feet; thence South $0^{\circ} 14'$ West 80.0 feet; thence West 315.0 feet; thence Northerly to the point of beginning.

PARCEL 2:

The South half of a 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 an iron pin located on the East bank of Agency Lake, said point also being West a distance of 988.9 feet and North $0^{\circ} 14'$ East a distance of 240.0 feet from the Southeast corner of Lot 16; thence East 331.9 feet; thence South $0^{\circ} 14'$ West 80.0 feet; thence West 328.2 feet; thence Northerly to the point of beginning.