



THIS SPACE RESERVED FOR

2018-008951

Klamath County, Oregon

07/27/2018 03:19:00 PM

Fee: \$87.00

After recording return to:

Bennett G. Brown and Janice I. Brown, Trustees of the
Bennet G. Brown and Janice I. Brown Revocable
Living Trust

6415 Osprey LN

Klamath Falls OR 97601

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

Bennett G. Brown and Janice I. Brown, Trustees of the
Bennet G. Brown and Janice I. Brown Revocable
Living Trust

same as above

File No. 245795AM

STATUTORY WARRANTY DEED

Stefan M. Peterson and Heidi B. Phan,
as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

**Bennett G. Brown and Janice I. Brown, Trustees of the Bennet G. Brown and Janice I. Brown Revocable
Living Trust,** dated January 9, 2013,

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:

**Lot 1081, Tract 1422, RANCHVIEW ESTATES, according to the official plat thereof on file in the office of
the County Clerk of Klamath County Oregon.**

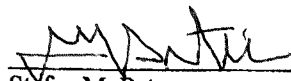
The true and actual consideration for this conveyance is \$297,000.00.

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:

2018-2019 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 25 day of July, 2018.



Stefan M. Peterson



Heidi B. Phan

State of Colorado } ss
County of Boulder }

On this 25 day of July, 2018, before me, Geoffrey A. Chase a Notary Public in and for said state, personally appeared Stefan M. Peterson and Heidi B. Phan, 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.



Notary Public for the State of

Residing at: Colorado
635 Slick Rock Ct Boulder CO 80301
Commission Expires: 01-13-2021

