



THIS SPACE RESERVED FOR R

2018-012483

Klamath County, Oregon

10/11/2018 02:24:01 PM

Fee: \$92.00

After recording return to:

Joshua Peters and Melody Peters

7669 Tingley Lane

Klamath Falls, OR 97603

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

Joshua Peters and Melody Peters

7669 Tingley Lane

Klamath Falls, OR 97603

File No. 257501AM

STATUTORY WARRANTY DEED

Thomas M. Shaw and Elisa A. Shaw, Trustees of the TL Trust dated October 11, 2016 and their Successor in Trust,

Grantor(s), hereby convey and warrant to

Joshua Peters and Melody Peters, 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 \$575,000.00.

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 10 day of October, 2018

The TL Trust

By: Thomas M. Shaw
Thomas M. Shaw, Trustee

State of Oregon} ss.
County of Klamath}

On this 10 day of October, 2018, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Thomas M. Shaw known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the TL Trust dated October 11, 2016, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Melissa R. Strom
Notary Public for the State of Oregon»
Residing at: Klamath Falls, OR
Commission Expires: March 15, 2022



EXHIBIT 'A'

File No. 257501AM

PARCEL 1

A parcel of land situated in Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at the Southwesterly corner of said Section 21; thence North 00° 08' 31" East along the Westerly line of said Section 21, 373.92 feet; thence leaving said Westerly section line South 89° 51' 29" East, 30.00 feet to the Easterly right of way line of a county road said intersection marking the point of beginning for this description; thence continuing South 89° 51' 29" East, 675.62 feet to the Westerly right of way line of the U.S.B.R. Klamath Project C-4-E lateral; thence North 04° 26' 29" West along said Westerly right of way line; 224.67 feet to the beginning of a curve to the left; thence along the arc of a 118.16 foot radius curve to the left (delta = 19° 24' 37"; long chord = North 14° 08' 47" West, 39.84 feet) 40.03 feet to the end of a curve; thence leaving said Westerly lateral right of way line North 81° 18' 29" West, 328.34 feet; thence South 01° 42' 01" West, 69.17 feet; thence south 88° 13' 46" West, 321.44 feet to said Easterly county road right of way line; thence South 00° 08' 31" West along said county road right of way line, 231.50 feet to the point of beginning.

PARCEL 2

A tract of land situated in the S1/2 SW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way of the U.S.B.R. C-4-E Lateral and the South line of said Section 21; said point being North 88°04'48" East 849.39 feet from the Southwest corner of said Section 21; thence Northerly along the Easterly right of way of said lateral the following courses; North 28°15' West 133.37 feet, along the arc of a curve to the right (radius = 118.24 feet) 48.84 feet, North 04°35' West 438.30 feet, along the arc of a curve to the left (radius = 168.24 feet) 113.05 feet, North 43°05' West 181.79 feet; thence leaving said right of way, East 1,191.46 feet to the Westerly right of way of the U.S.B.R. 1-N Drain; thence Southerly along said right of way the following courses: South 04°04' East 318.00 feet, South 09°32' East, 326.46 feet, South 10°02' East, 164.45 feet to the South line of said Section 21; thence South 88°04'48" West, 1,016.46 feet to the point of beginning, with bearings based on Survey No. 1681 as recorded in Klamath County Surveyor's Office.