



THIS SPACE RESERVED FOR

**2018-014135**

**Klamath County, Oregon**

**11/21/2018 09:31:01 AM**

**Fee: \$87.00**

After recording return to:

Zachary W. Webb and Tillie A. Webb

5844 Mack Ave

Klamath Falls, OR 97603

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

Zachary W. Webb and Tillie A. Webb

5844 Mack Ave

Klamath Falls, OR 97603

File No. 267616AM

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### STATUTORY WARRANTY DEED

**Russell J. Peterson and Theresa L. Peterson, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Zachary W. Webb and Tillie A. Webb, 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:

**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, more particularly described as follows:**

**The Westerly 187.40 feet of the following described property; Beginning at a point which bears South 00°01'10" West along the West line of said Section 18 a distance of 2192.47 feet and South 89°51'42" East a distance of 1775.44 feet from the iron pin monument marking the Northwest corner of said Section 18; thence continuing South 89°51'42" East a distance of 827.97 feet to a point on the East line of said NW1/4 of Section 18; thence South 00°00'23" West along said East line a distance of 465.0 feet to the Center one-quarter corner of Section 18; thence North 89°51'42" West along the South line of said NW1/4 a distance of 827.64 feet to a point; thence North 00°02'03" West a distance of 465.0 feet, more or less, to the point of beginning.**

The true and actual consideration for this conveyance is \$72,500.00.

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:

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 14<sup>th</sup> day of November, 2018.

Russell J. Peterson  
Russell J. Peterson

Theresa L. Peterson  
Theresa L. Peterson

State of Oregon } ss  
County of Klamath }

On this 14<sup>th</sup> day of November, 2018, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Russell J. Peterson and Theresa L. 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.

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires: 12-3-2018

