



12/01/2020 02:24:50 PM

Fee: \$87.00

Prepared By:

Barbara Gill
11140 NW Copeland Street
Portland, Oregon 97229

**After Recording Return To:
AND TAXES**

Joel and Jennifer Peckels
87687 Rendezvous Loop
Veneta, Oregon 97487

OREGON GENERAL WARRANTY DEED

State of Oregon
Klamath County

KNOWALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Eighty-Four Thousand Dollars (\$184,000.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Barbara Gill and John Nikitins, a married couple, residing at 11140 NW Copeland Street, Portland, Oregon, 97229.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and warrants to Joel Peckels and Jennifer Peckels, a married couple, residing at 87687 Rendezvous Loop, Veneta, Oregon, 97487 (hereinafter called the "Grantee(s)") as joint tenants, all the rights, title, interest, and claim in or the following described real estate, situated in Klamath County, Oregon, to-wit:

Lot 10, Block 12, Tract 1042, TWO RIVERS NORTH, in the county of Klamath, State of Oregon. Tax Account #: 163628, Map/Tax Lot: R-2607-001BO-12000-000 124203 Teatable Court, Gilchrist, OR 97737

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Required Disclosure Statement

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO

Warranty Deed: Lot 10, Block 12, Tract 1042, TWO RIVERS NORTH, in the county of Klamath, State of Oregon. Tax Account #: 163628, Map/Tax Lot: R-2607-001BO-12000-000 124203 Teatable Court, Gilchrist, OR 97737

DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Barbara Gill Date November 21 2020
18

Grantor's Signature

Barbara Gill
11140 NW Copeland Street, Portland, Oregon, 97229

John Nikitins Date November 21 2020
18

Grantor's Signature

John Nikitins
11140 NW Copeland Street, Portland, Oregon, 97229

NOTARY ACKNOWLEDGMENT

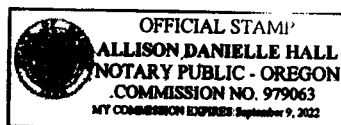
State of Oregon
County of Washington

I, the undersigned, a Notary Public in said County, in said State, hereby certify that BARBARA GILL and JOHN NIKITINS whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 18 day of November, 2020.

Allison Hall (SEAL)

Notary Public



My Commission Expires: 09/09/2022

1. The first part of the document is a list of the names of the persons who have been named in the document. The names are listed in alphabetical order.