



THIS SPACE RESERVED FOR I

2021-010334
Klamath County, Oregon
07/01/2021 02:36:00 PM
Fee: \$92.00

After recording return to:

John Pisel and Kathryn Lee Pisel

P. O. Box 1109

Chiloquin, OR 97624

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

John Pisel and Kathryn Lee Pisel

P. O. Box 1109

Chiloquin, OR 97624

File No. 472658AM

2021-012112
Klamath County, Oregon
08/09/2021 10:53:00 AM
Fee: \$92.00

This is being re recorded at the request of Amerititle to correct the legal previously recorded in 2021-010334

STATUTORY WARRANTY DEED

Alan W. Peever, Successor Trustee(s) of the Ralph Peever Revocable Living Trust U.A.D. October 23, 2007,

Grantor(s), hereby convey and warrant to

John Pisel and Kathryn Lee Pisel, not as Tenants in Common, but with Rights of Survivorship

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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$220,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

02

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 30 day of June, 2021.

The Ralph Peever Revocable Living Trust

By: [Signature]

Alan W. Peever, Successor Trustee

State of California ss
County of Orange

On this 30 day of June, 2021, before me, Valerie Orman a Notary Public in and for said state, personally appeared Alan W. Peever, Successor Trustee of the Ralph Peever Revocable Living Trust, 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.

[Signature]
Notary Public for the State of California
Residing at: Orange County
Commission Expires: 5/29/25

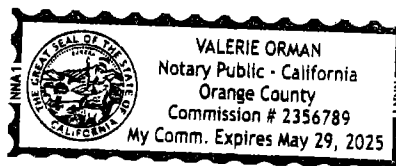


EXHIBIT "A"

472658AM.

PARCEL 1:

A parcel of land situated in the NE1/4 Section 17, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the point of intersection of the Northerly line of Government Lot 7 of said Section 17 and the Northwestern right of way line of the Williamson River-Chiloquin State Highway; thence South 35° 29' 10" West along said Northwestern right of way of said State Highway, 150.00 feet to the point of beginning of this description; thence South 35° 29' 10" West continuing along above mentioned right of way line 200.00 feet; thence South 89° 23' 16" West leaving said Northwestern right of way of said State Highway, 269.56 feet; thence North 35° 20' 10" East, 200.00 feet; thence North 89° 23' 16" East 269.56 feet to the point of beginning.

PARCEL 2:

A parcel of land situated in Government Lot 7, Section 17, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at the point of intersection of the North line of said government Lot 7 with the Northwestern right of way line of the Williamson River-Chiloquin State Highway; thence South 35° 29' 10" West on said right of way line*, thence South 89° 23' 14" West, 269.56 feet to the point of beginning of this description; thence South 35° 29' 10" West 200.00 feet; thence South 89° 23' 14" West, 100.00 feet; thence North 23° 23' 19" East 98.14 feet; thence North 46° 40' 24" East 106.05 feet; thence North 89° 23' 14" East, 100.00 feet to the point of beginning.

*150.00 feet
