

Returned at Counter

AFTER RECORDING, RETURN TO:

Russell and Theresa Peterson, Trustor/Trustee

c/o Bonnie Lam, Attorney

111 N. 7th St

Klamath Falls, OR 97601

2021-013486

Klamath County, Oregon



00286807202100134860010011

09/03/2021 11:45:16 AM

Fee: \$82.00

Until requested otherwise, send all tax statements to:

Russell and Theresa Peterson, Trustor/Trustee

11439 Hill Road

Klamath Falls, OR 97603

WARRANTY DEED

Russell J. Peterson and Theresa L. Peterson, "Grantor," hereby conveys, grants, sells and warrants, to Russell J. Peterson and Theresa L. Peterson, as Trustees of the ***Russell and Theresa Peterson Revocable Living Trust*** under agreement dated October 20, 2008, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

Parcel 3 of Land Partition 63-00, said Land Partition being a portion of Lot 7 of Block 1 of tract 1109, Chalet Vista (Parcel 2 of MLP No. 8-87), being situated in the SE ¼ SW ¼ of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.


RUSSELL J. PETERSON
8/27/21
Date

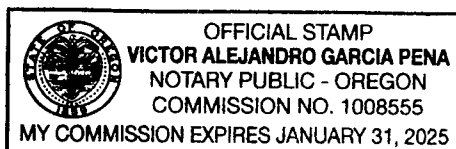

THERESA L. PETERSON
8-27-21
Date

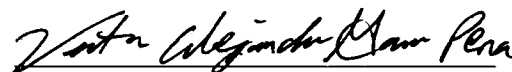
STATE OF OREGON

County of KLAMATH

)
) ss.
)

The foregoing instrument was acknowledged before me this 27 day of August, 2021 by
Russell J. Peterson and Theresa L. Peterson. V.A.G.P.




Notary Public for Oregon