

**2021-013606**

**Klamath County, Oregon**



00286939202100136060030039

09/07/2021 03:44:46 PM

Fee: \$92.00

After recording, return to:

Bret Peebles  
17255 Donmetz Street  
Granada Hills, CA 91344

Until a change is requested,  
all tax statements should be sent to:

Jan Hyman  
811 N Mission Rd  
Palm Springs, CA 92262

**BARGAIN AND SALE DEED**

Under ORS 93.860

The grantor,

Barbara Peebles Trust, By Jan Hyman & John Trevino, as Co Trustees  
811 N Mission Road,  
Palm Springs, CA 92262

CONVEYS to the grantee,  
Bret Peebles  
17255 Donmetz Street  
Granada Hills, CA 91344

the following described real property:

The Northeast One Quarter (1/4) of The Northwest One Quarter (1/4)  
of Section 32, Township 35 South, Range 11  
East Of Williamette Meridian

And commonly known as:

Parcel ID: 3511 03200 00400

The true and actual consideration this conveyance is \$<sup>0.00</sup>

**Source of Title:**

Being the same property conveyed by warranty Deed from Barbara Pugatz Peebles to Barbara Peebles, trustee of the Barbara Peebles Trust Established June 24 1996. Recorded January 15, 1997 in the records of the Klamouth County, Volume M97, Book of Deeds, Page 1277

**This conveyance is made subject to:**

Easements, restrictions, and right of ways appearing of record or enforceable in law and equity, and general property taxes for the year 2021 and thereafter.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this day of 9<sup>th</sup> September, 2021.

[Signature]  
Signature  
JAN HYMAN  
Print Name  
TRUSTEE.  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF California  
COUNTY OF Riverside

On this 4<sup>th</sup> day of September, 2021, before me, Notary Public in and for said state, personally appeared JAN Colleen Hyman

\_\_\_\_\_,  
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me \_\_\_\_\_ freely executed the same.

Signature: [Signature]  
Print Name: Jacob Alvin Lerma  
Title: Notary Public  
My Commission Expires: 05-30-2024

