

2021-017193

Klamath County, Oregon

11/16/2021 09:43:01 AM

Fee: \$92.00

Grantor:

Jason Peterson and Trisha Peterson

Grantee:

Jason Peterson and Trisha Peterson, Trustees
of the Jason Peterson and Trisha Peterson Revocable Trust

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

Jason Peterson and Trisha Peterson, Trustees
85965 Lorane Highway
Eugene, OR 97405

After recording, return to:

Jessica A. Rogers
777 High Street, Suite 300
Eugene, OR 97401

Tax Account No. 165840

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WARRANTY DEED

Jason Peterson and Trisha Peterson, Grantor, conveys and warrants to Jason Peterson and Trisha Peterson, Trustees, or their successors in Trust, of the Jason Peterson and Trisha Peterson Revocable Living Trust, Grantee, the real property situated in Klamath County, Oregon and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein.

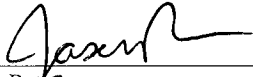
Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

The true and actual consideration for this conveyance is other value given or promised.

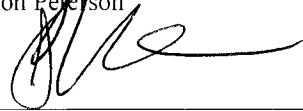
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 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 12th day of November, 2021.



Jason Peterson

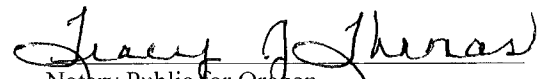


Trisha Peterson

STATE OF OREGON; County of Lane: ss.

This instrument was acknowledged before me on the 12th day of November, 2021, by Jason Peterson and Trisha Peterson, Grantor.





Notary Public for Oregon

EXHIBIT A

Lot 13 in Block 9 of Tract 1123, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Specific Items and Exceptions:

Special Assessment disclosed by the Klamath tax rolls: For: Walker Range timber Fire Patrol.

The provisions contained in Deed, Recorded: November 4, 1941, Instrument No.: Volume 142, Page 264. As follows: rights of way for utilities, highways, roads and the like. Also subject to 1941 grazing lease.

The provisions contained in Deed, Recorded: November 8, 1941, Instrument No.: Volume 142, Page 363. As follows: any existing rights of way for public utilities, highways, roads and the like.

Restrictions as shown on the official plat of said land.

Public Utilities Easements, Setbacks and all Easements as shown on the official plat of said land.

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: March 12, 1973

Instrument No.: Volume M73, Page 2591

Amended by instrument,

Recorded: December 6, 1977

Instrument No.: Volume M77, Page 23644

Amended by instrument,

Recorded: December 6, 1977

Instrument No.: Volume M77, Page 23645

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Little Deschutes River Woods Homeowner's Association.

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Midstate Electric Cooperative, Inc.

Recorded: August 22, 1978

Instrument No.: Volume M78, Page 18615