



2022-005915

Klamath County, Oregon

05/09/2022 02:37:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

Jan Hyman and John T. Trevino, Co-Trustees of the Barbara
Peebles Trust established June 21, 1996

811 N Mission Rd.

Palm Springs, CA 92262

Grantor's Name and Address

Bret Peebles

17255 Donmetz St.

Granada Hills, CA 91344

Grantee's Name and Address

After recording return to:

Bret Peebles

17255 Donmetz St.

Granada Hills, CA 91344

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

File No. 539192AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Jan Hyman and John T. Trevino, Co-Trustees of the Barbara Peebles Trust established June 21, 1996,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto

Bret Peebles,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with
the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the
County of **Klamath**, State of Oregon, described as follows, to wit:

**The Northeast One-Quarter (1/4) of the Northwest One-Quarter (1/4) of Section 32, Township 35 South,
Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

The true consideration for this conveyance is corrective deed from original Bargain and Sale Deed recorded under
instrument number 2021-013606.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 5th day of May, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

By: [Signature]
Jan Hyman, Co-Trustee

By: [Signature]
John T. Trevino, Co-Trustee

State of California } ss.
County of Riverside }

On this 5th day of May, 2022, before me, Beth E. Morrison a Notary Public in and for said state, personally appeared Jan Hyman and John T. Trevino known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Jan Hyman and John T. Trevino, Co-Trustees of the Barbara Peebles Trust, and acknowledged to me that he/she/they executed the same as Co-Trustees.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Beth E. Morrison
Notary Public for the State of California »
Residing at: Indio, CA
Commission Expires: Dec 3, 2025

