

**Prepared By:**

Kerry-Frances Bourne, Esq.  
P.O. Box 178  
Marblehead, MA 01945  
OR Bar ID: 206537

**Until a Change is Requested,  
Mail Tax Statements To:**

Burton E. Peck  
4413 Winter Ave.  
Klamath Falls OR 97603-7486

**Return To:**

Burton E. Peck  
4413 Winter Ave.  
Klamath Falls OR 97603-7486

**Order Number:**

72434985-8338274

**STATUTORY BARGAIN AND SALE DEED**

**BURTON E. PECK**, a married man, Grantor, conveys to **BURTON E. PECK** and **MINDY PECK**, a married couple, as tenants by the entirety, Grantees, the following-described real property located in Klamath County, Oregon:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 1 DEGREE 12' WEST A DISTANCE OF 331.4 FEET ALONG THE SECTION LINE, AND NORTH 88 DEGREES 57' EAST A DISTANCE OF 747.0 FEET FROM THE IRON AXLE WHICH MARKS THE ONE QUARTER SECTION CORNER COMMON TO SECTIONS 10 AND 11, TOWNSHIP 39 SOUTH, RANGE 9, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND RUNNING THENCE; CONTINUING NORTH 88 DEGREES 57' EAST A DISTANCE OF 67.5 FEET TO A POINT; THENCE NORTH 1 DEGREE 12' WEST PARALLEL TO THE SECTION LINE A DISTANCE OF 331.4 FEET, MORE OR LESS, TO AN IRON PIN ON THE NORTH LINE OF THE S1/2 SW1/4 NW1/4 OF SECTION 11; THENCE SOUTH 88 DEGREES 58' WEST ALONG THE NORTH LINE OF THE S1/2 SW1/4 NW1/4 OF SECTION 11, A DISTANCE OF 67.5 FEET TO AN IRON PIN; THENCE SOUTH 1 DEGREE 12' EAST A DISTANCE OF 331.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, BEING IN THE S1/2 SW1/4 NW1/4 OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Parcel ID: 551593

Commonly known as 4413 Winter Ave, Klamath Falls, OR 97603-7486

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00).

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 29 of JUNE, 20 22.

Burton E. Peck  
BURTON E. PECK

State of OR )  
County of Clatsop ) ss.

On the 29<sup>th</sup> day of June, 20 22, personally appeared before me the above-named **BURTON E. PECK**, who declared the foregoing instrument to be his voluntary act and deed.



[Signature]  
Notary Public – State of OR