

2022-013063

Klamath County, Oregon



00308336202200130630020026

11/04/2022 10:47:33 AM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

William Peterson and Jacquie Peterson, Trustor/Trustee
c/o Lam Law Office PC
111 N 7th St
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:

W. Todd Peterson and Jacquie L. Peterson, Trustor/Trustee
14000 Springlake Rd
Klamath Falls, OR 97603

Grantor/Grantee:

William T. Peterson and Jacquie L. Peterson
14000 Springlake Rd
Klamath Falls, OR 97603

WARRANTY DEED

William T. Peterson and Jacquie Lynn Peterson, "Grantor," hereby conveys, grants, sells and warrants, to **W. Todd Peterson and Jacquie L. Peterson, as Trustees of the *William and Jacquie Peterson Joint Revocable Living Trust*** under agreement dated November 2, 2022, 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:

See Exhibit "A"

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEE(S) AND GRANTEE(S)' 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.

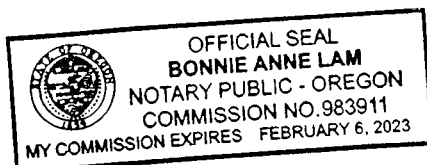
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

William T. Peterson 11-2-2022 Jacquie Lynn Peterson 11-2-22
WILLIAM T. PETERSON Date JACQUIE LYNN PETERSON Date

STATE OF OREGON)

County of KLAMATH) ss.

The foregoing instrument was acknowledged before me this 2 day of November, 2022 by **William T. Peterson and Jacquie Lynn Peterson.**



[Signature]
Notary Public for Oregon

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the SE1/4 SE1/4 Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the SE corner of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 00° 03' 04" East along the East line of said Section 10, 999.95 feet; thence leaving said Section line South 89° 45' 19" West, 1325.75 feet; thence South 00° 12' 10" West, 170.27 feet; to a point on the North line of Spring Lake (Ryan Sump); thence along the Northerly line of Spring Lake the following courses, South 62° 30' East, 438.77 feet; thence South 77° 15' East, 450.00 feet; thence South 46° 30' East, 420.00 feet; thence South 23° 45' East, 255.00 feet to a point on the South line of said Section 10; thence leaving said line of Spring Lake and running along the South line of said Section 10, North 89° 44' 08" East, 90.00 feet to the point of beginning.

EXCEPTING the Easterly 30.00 feet therefrom that lies within the Spring Lake Road as the same now exists.

EXCEPTING THEREFROM that portion described as follows:

A tract of land situated in the SE1/4 of the SE1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the said SE1/4 of the SE1/4 from which the SE 1/16 corner bears North 00° 12' 10" East 333.48 feet; thence South 00° 12' 10" West 170.27 feet to Spring Lake (Ryan Sump); thence South 62° 30' East, along said Lake 344.31 feet; thence North 07° 20' 02" East 333.49 feet to the South line of the N1/2 of the N1/2 of the SE1/4 of the SE1/4 of said Section 10; thence South 89° 45' 19" West 347.38 feet to the point of beginning.