

Returned at Counter

2023-001869
Klamath County, Oregon



00312626202300018690010013

03/17/2023 03:01:18 PM

Fee: \$82.00

After recording, return to: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601
Send tax statements to: Marie B.E. Peterson, Trustee of the Robert and Marie Peterson Trust 3615 Small Court Klamath Falls, OR 97603

Grantor:
Marie B.E. Peterson
3615 Small Court
Klamath Falls, OR 97603

Grantee:
Marie B.E. Peterson, Trustee of the Robert and Marie Peterson Trust
3615 Small Court
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Marie B.E. Peterson, Grantor, conveys to Marie B.E. Peterson, Trustee of the Robert and Marie Peterson Trust, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 7, Block 1, Tract No. 1165, MIRACLE MANOR, in the County of Klamath, State of Oregon.

The true and actual consideration for this transfer is \$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 14th day of March, 2023.

Marie B.E. Peterson
Marie B.E. Peterson, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 14th day of March, 2023, the above-named Marie B.E. Peterson, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:

Karen A Baker
Notary Public for Oregon
My Commission expires: 7-12-25

