



First American

First American Title Insurance Company
1225 Crater Lake Avenue, Suite 101
Medford, OR 97504
Phn - (541)779-7250
Fax - (866)400-2250

2023-006840
Klamath County, Oregon
08/11/2023 01:59:02 PM
Fee: \$92.00

RECORDING COVER SHEET PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

FIRST AMERICAN TITLE FILE: 3887641

RECORDING REQUESTED BY AND RETURN TO:

First American Title
1225 Crater Lake Ave
Medford, OR 97504

1. Title of Document: (ORS 205.234a)

Statutory Warranty Deed

2. Grantor(s): (ORS 205.160)

Lawrence Roy Jones

3. Grantee(s): (ORS 205.1251a and 205.160)

Dana F. Petersen and Michelle D. Petersen, as tenants by the entirety

4. TRUE AND ACTUAL TRANSACTION AMOUNT: (ORS 93.030) (If applicable):

n/a

5. SEND TAX STATEMENTS TO:

No Change

6. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)

Re-recorded to: Correct Grantees Name, on instrument previously recorded as Document No.2022-002618



After recording return to:
Dana F. Petersen and Michelle D.
Michelle
5950 Abbie Lane
Gold Hill, OR 97525

Until a change is requested all tax
statements shall be sent to the
following address:
Dana F. Petersen and Michelle D.
Michelle
5950 Abbie Lane
Gold Hill, OR 97525

File No.: 7161-3887641 (EV)

Date: January 19, 2022

THIS SPACE RESERVED FOR RECORD

2022-002618

Klamath County, Oregon

03/02/2022 12:30:01 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Lawrence Roy Jones, Grantor, conveys and warrants to **Dana F. Petersen and Michelle D. Petersen Michelle as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

All that portion of Government Lot 18 lying South, and all that portion of Government 17 lying South and East of the centerline of the main channel of Wood River in Section 3, Township 33 South Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

NOTE: This legal description was created prior to January 1, 2008.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$300,000.00**. (Here comply with requirements of ORS 93.030)

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 1 day of March, 2022
Lawrence Roy Jones
Lawrence Roy Jones

STATE OF OREGON

)
)ss.
)County of KLAMATH

This instrument was acknowledged before me on this 1st day of March, 2022
by **Lawrence Roy Jones**.

Vicki Jo Swindler

Notary Public for Oregon
My commission expires: 8-30-2025

