



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Zach Peterson and Lillian June Peterson
510 Miller Island Rd
Klamath Falls, OR 97603

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

Zach Peterson and Lillian June Peterson
510 Miller Island Rd
Klamath Falls, OR 97603

File No. 596902AM

STATUTORY WARRANTY DEED

Daniel H. Bailey and Danielle Marie George, with right of survivorship,

Grantor(s), hereby convey and warrant to

Zach Peterson and Lillian June Peterson, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

**A tract of land situated in Government Lot 1 in the NW1/4 of Section 29, Township 39 South, Range 9 East
of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point 40 feet South of the Northwest corner of the NE1/4 NW1/4 of Section 29, Township 39
South, Range 9 East of the Willamette Meridian; thence South 1280 feet; thence East 659.4 feet; thence
North 1280 feet to the South line of the Miller Island Road; thence West along the line of said road 659.4 feet
to the point of beginning.**

**EXCEPTING THEREFROM a tract of land situated in Government Lot 1 in the NW1/4 of Section 29,
Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly
described as follows:**

**Beginning at a point 40 feet South of the Northwest corner of the NE1/4 NW1/4 of Section 29, Township 39
South, Range 9 East of the Willamette Meridian; thence South 1280 feet; thence East 281.22 feet; thence
North 1280 feet to the South line of the Miller Island Road; thence West along the line of said road 282.99
feet to the point of beginning.**

EXCEPTING THEREFROM any portion lying within the right of way of Miller Island Road.

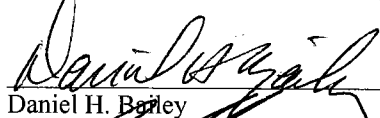
The true and actual consideration for this conveyance is \$300,000.00.

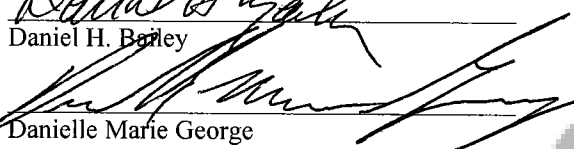
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

2023-2024 Real Property Taxes, a lien not yet due and payable

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 18 day of AUGUST, 2023.



Daniel H. Bailey


Danielle Marie George

State of Oregon } ss
County of Klamath }

On this 18 day of August, 2023, before me, Lynda West a Notary Public in and for said state, personally appeared Daniel H. Bailey and Danielle Marie George, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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


Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 1-23-25

