



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Leon J. Sciurba III and Mary R. Sciurba

7042 Airway Dr

Klamath Falls, OR 97603

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

Leon J. Sciurba III and Mary R. Sciurba

7042 Airway Dr

Klamath Falls, OR 97603

File No. 601601AM

STATUTORY WARRANTY DEED

Larry Eugene Peterman ,

Grantor(s), hereby convey and warrant to

Leon J. Sciurba III and Mary R. Sciurba, with right of survivorship,

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 the NE1/4 NE1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point located West a distance of 1072.7 feet and South 0°19' West a distance of 30.0 feet from the iron axel marking the Northeast corner of said Section 24, said beginning point being located on the South boundary of Airway Avenue; thence South 0°19' West a distance of 166.4 feet to the Northerly boundary of the USRS Dixon Drain; thence along the Northerly boundary of said drain North 75°18' West a distance of 96.9 feet and South 44°26' West a distance of 248.9 feet; thence leaving the Northerly boundary of said drain North 0°19' East a distance of 319.5 feet to the South boundary of Airway Avenue; thence East along the South boundary of Airway Avenue a distance of 267.05 feet, more or less, to the point of beginning.

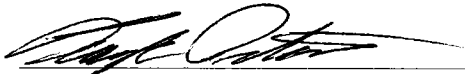
The true and actual consideration for this conveyance is \$160,000.00.

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 19 day of September, 2023.

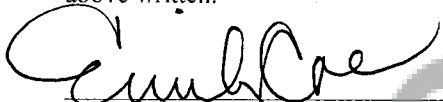


Larry Eugene Peterman

State of Oregon } ss
County of Klamath }

On this 19 day of September, 2023, before me, Emily Coe a Notary Public in and for said state, personally appeared Larry Eugene Peterman, 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: 9/27/2025

