



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Benjamin C. Roberts and Christina M. Roberts

622 Conger Ave.

Klamath Falls, OR 97601

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

Benjamin C. Roberts and Christina M. Roberts

622 Conger Ave.

Klamath Falls, OR 97601

File No. 611787AM

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**STATUTORY WARRANTY DEED**

**Jennifer Lynn Peet,**

Grantor(s), hereby convey and warrant to

**Christina M. Roberts and Benjamin C. Roberts, as Trustees of the Benjamin C. Roberts and Christina M. Roberts Revocable Living Trust Dated February 13, 2023, and their Successors in Trust,,**

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 portion of Lots 2, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at the iron pin marking the Northeasterly corner of Lot 2, Block 102, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence South 63°22 1/2' West along the Northerly line of said Lot 2, 44.75 feet to the Northwesterly corner of said Lot 2; thence South 26°37 1/2' East along the Westerly line of said Lot 2, 70.55 feet to an iron pin; thence North 44°11 1/2' East 69.50 feet to an iron pipe on the Northeasterly line of said Lot 2; thence North 50°22 1/2' West along the Northeasterly line of said Lot 2, 52.05 feet to the point of beginning.**

**ALSO the Easterly 40 feet of Lot 3 and the Easterly 40 feet of the Northerly 12.3 feet of Lot 4 in Block 102 in BUENA VISTA ADDITION to the City of Klamath Falls.**

The true and actual consideration for this conveyance is \$220,000.00.

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:

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 29 day of November, 2023

Jennifer Lynn Peet  
Jennifer Lynn Peet

State of Oregon } ss  
County of Klamath }

On this 29 day of November, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Jennifer Lynn Peet, 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.

Melissa Cook  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/7/24

