

**2024-003913**

**Klamath County, Oregon**

**05/17/2024 12:03:02 PM**

**Fee: \$87.00**

AFTER RECORDING RETURN TO:

Amanda Afshar  
Schwabe, Williamson & Wyatt  
530 Center Street NE, Suite 730  
Salem, OR 97301

UNTIL A CHANGE IS REQUESTED, ALL TAX  
STATEMENTS SHALL BE SENT TO:

Matthew A. Peters & Samantha V. Peters, Trustees  
Peters Living Trust  
1989 Terrace Avenue  
Klamath Falls, OR 97601

**STATUTORY BARGAIN AND SALE DEED  
(Oregon)**

MATTHEW ALEXANDER PETERS and SAMANTHA VIOLA DOUGHERTY PETERS (collectively, "Grantor"), convey to MATTHEW A. PETERS and SAMANTHA V. PETERS, Trustees of the PETERS LIVING TRUST dated May 17, 2024, and any amendments thereto (collectively, "Grantee"), the following described real property:

Lot 1, 2, 3, 4 and 5 in Block 4 of MOUNTAIN VIEW 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.

The true consideration for this conveyance consists of other property or value given or promised, which is either part or the whole consideration.

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 17<sup>th</sup> day of May, 2024.

*[Signatures and notary acknowledgment on following page]*

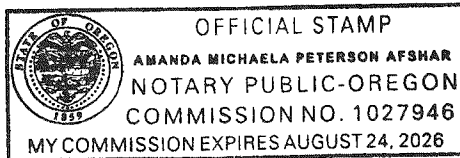
GRANTOR:

  
MATTHEW ALEXANDER PETERS

  
SAMANTHA VIOLA DOUGHERTY PETERS

STATE OF OREGON                     )  
  ) ss.  
County of Marion                    )

This record was acknowledged before me this 17<sup>th</sup> day of May, 2024, by MATTHEW ALEXANDER PETERS and SAMANTHA VIOLA DOUGHERTY PETERS.



  
NOTARY PUBLIC FOR OREGON