



2024-006588
Klamath County, Oregon
07/29/2024 02:23:03 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert Peterson and Devawn Peterson

2349 Willona Park

Eugene, OR 97408

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

Robert Peterson and Devawn Peterson

2349 Willona Park

Eugene, OR 97408

File No. 642232AM

STATUTORY WARRANTY DEED

Virgil Day, Trustee of the Virgileen E. Day Revocable Trust dated December 3, 2007,

Grantor(s), hereby convey and warrant to

Robert Peterson and Devawn Peterson, as Tenants in Common, each as to a 50% interest,

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:

NE1/4 of the NW1/4 of the SE1/4 Section 34, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.


The true and actual consideration for this conveyance is \$22,500.00.

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:

Real property taxes due, if any, but not yet 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 26 day of July, 2024



Virgil Day, Trustee of the Virgileen E. Day Revocable Trust dated December 3, 2007

State of California } ss
County of San Benito }

On this 26 day of July, 2024, before me,

Susan Elaine Thomas a Notary Public in and for said state, personally appeared Virgil Day, Trustee of the Virgileen E. Day Revocable Trust, 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.

Susan Elaine Thomas

Notary Public for the State of California

Residing at: 670 Summer Dr Hollister Ca 95023

Commission Expires: Dec 13 2024

