

Returned at Counter

2024-009203

Klamath County, Oregon



00334866202400092030020026

10/22/2024 01:06:23 PM

Fee: \$87.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Beryl Peck, Trustee of the
Peaches Trust
4909 Uhrmann Road
Klamath Falls, OR 97601

Grantor:

Beryl Peck
4909 Uhrmann Road
Klamath Falls, OR 97601

Grantee:

Beryl Peck, Trustee of the
Peaches Trust
4909 Uhrmann Road
Klamath Falls, OR 97601

BARGAIN AND SALE DEED


Beryl Peck, Grantor, conveys to Beryl Peck, Trustee of the Peaches Trust, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

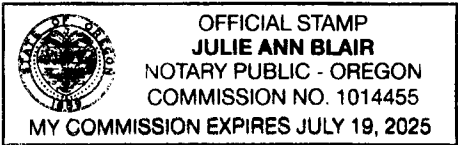
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 18th day of October, 2024.


Beryl Peck, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 18th day of October, 2024, the above-named Beryl Peck, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



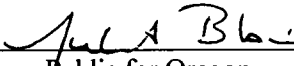

Notary Public for Oregon
My Commission expires: 07/19/2025

Exhibit A

Beginning at a point which is intersecting Westerly right of way line of 60' County Road and South Section line of Section 7 and which bears North 89° 42' West a distance of 365.2 feet from the Southeast corner of said Section; thence North 89° 42' West along the South Section line of said Section 7 a distance of 364.53 feet to a point; thence North 31° 55' West parallel to Westerly right of way line of County Road a distance of 141.24 feet; thence South 89° 42' East parallel to South Section line a distance of 364.54 feet to a point on the Westerly right of way line of County Road; thence South 31° 55' East along the Westerly right of way line of County Road a distance of 141.24 feet to the point of beginning, being a portion of the SE/14 SE/14 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.