

Land Law LLC
Returned at Counter

2025-001122

Klamath County, Oregon



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02/19/2025 09:47:51 AM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

Larry Peterman
Trustee of the Larry Peterman
Revocable Living Trust
7208 Airway Drive
Klamath Falls, Oregon 97603

SEND TAX STATEMENTS TO:

Larry Peterman
Trustee of the Larry Peterman
Revocable Living Trust
7208 Airway Drive
Klamath Falls, Oregon 97603

QUIT CLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that Larry E. Peterman, hereafter called Grantor, for the consideration hereafter stated, do hereby remise, release, and quit claim unto Larry Peterman, Trustee of the Larry Peterman Revocable Living Trust under agreement dated February 10, 2025, hereafter called Grantee, and unto Grantee's heirs, successors, and assigns all of the Grantor's right, title, and interest in that certain real property with the tenements, hereditaments, and appurtenances there unto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, commonly known as 7208 Airway Drive, Klamath Falls, Oregon, legally described as set forth in Exhibit "A".

The true and actual consideration paid for this transfer is a sum other than money. The actual consideration consists of other property or value given or promised which is the whole consideration.

ORS 93.040: 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

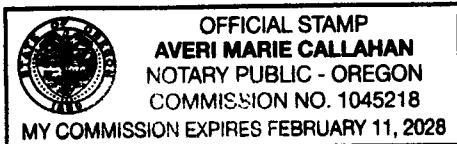


EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 582587

Land situated in the City of Klamath Falls in the County of Klamath in the State of OR

A TRACT OF LAND SITUATED IN THE NE1/4 NE1/4, SECTION 24, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS BEGINNING AT A POINT LOCATED WEST A DISTANCE OF 758.1 FEET AND SOUTH 0 DEGREES 19' WEST A DISTANCE OF 30.0 FEET FROM THE IRON AXLE MARKING THE NORTHEAST CORNER OF SAID SECTION 24; SAID BEGINNING POINT BEING ON THE SOUTH BOUNDARY OF AIRWAY AVENUE; THENCE SOUTH 0 DEGREES 19' WEST A DISTANCE OF 248.9 FEET TO THE NORTHERLY BOUNDARY OF THE U.S. R.S. DIXON DRAIN; THENCE NORTH 75 DEGREES 18' WEST ALONG SAID BOUNDARY A DISTANCE OF 201.3 FEET; THENCE NORTH 0 DEGREES 19' EAST A DISTANCE OF 197.8 FEET TO THE SOUTH BOUNDARY OF AIRWAY AVENUE; THENCE EAST ALONG THE SOUTH BOUNDARY OF AIRWAY AVENUE A DISTANCE OF 195.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
Parcel ID: RS82587

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 7208 Airway Dr, Klamath Falls, OR 97603-9440

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES