



After recording return to:
Wood Peterson Jr. Utah Trust
111 E Broadway Suite 250
Salt Lake City, UT 84111

Until a change is requested all tax
statements shall be sent to the
following address:
Wood Peterson Jr. Utah Trust
111 E Broadway Suite 250
Salt Lake City, UT 84111

File No.: 7161-4239678 (lb)
Date: February 06, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

John A. Garner and Lee A. Garner, as tenants by the entirety, Grantor, conveys and warrants to **Stagg Fiduciary Services, LLC, as Trustee of the Wood Peterson Jr. Utah Trust**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$275,000.00**. (Here comply with requirements of ORS 93.030)

APN: 232475

Statutory Warranty Deed
- continued

File No.: 7161-4239678 (lb)

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.

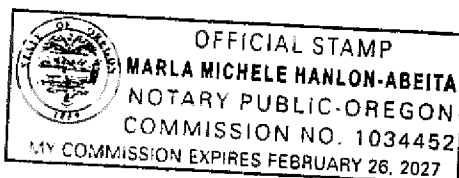
Dated this 4 day of April, 2025.

John A. Garner
John A. Garner

Lee A. Garner
Lee A. Garner

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 4 day of April, 2025
by **John A. Garner and Lee A. Garner.**



Marla M
Notary Public for Oregon
My commission expires: 2/26/2027

APN: **232475**

Statutory Warranty Deed
- continued

File No.: **7161-4239678 (lb)**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A portion of Government Lot 28 in Section 9, Township 35 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of said Lot 28; thence South 89° 53' 45" East along the North line of said lot a distance of 333.44 feet to a point; thence South to a point on the South line of said lot which bears South 89° 49' 45" East a distance of 333.75 feet from the Southwest corner of said lot; thence North 89° 49' 45" West a distance of 333.75 feet to the Southwest corner of said lot; thence North along the West line of said lot to the Point of Beginning.

Note: This legal description was created prior to January 1, 2008.