

RECORDING COVER SHEET PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

2025-004159

Klamath County, Oregon

06/02/2025 03:14:01 PM

Fee: \$97.00

FILE NO: 4272920 SA

RECORDING REQUESTED BY AND RETURN TO:

**First American Title
1225 Crater Lake Ave
Medford OR 97504**

1. Title of Document: (ORS 205.234a)

Statutory Warranty Deed

2. Grantor(s): (ORS 205.160)

Brooke E. Bechen

3. Grantee(s): (ORS 205.1251a and 205.160)

Russell J. Peterson and Theresa L. Peterson, as Tenants by the Entirety

4. TRUE AND ACTUAL TRANSACTION AMOUNT: (ORS 93.030) (If applicable):

\$206,500.00

5. SEND TAX STATEMENTS TO:

No Change

6. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)

**Re-recorded to: Correct Legal Description on instrument previously recorded as Document No. 2020-013817,
Jackson County.**



THIS SPACE RESERVED FOR

2020-013817

Klamath County, Oregon

10/26/2020 02:28:00 PM

Fee: \$87.00

After recording return to:

Russell J. Peterson and Theresa L. Peterson

11439 Hill Rd.

Klamath Falls, OR 97603

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

Russell J. Peterson and Theresa L. Peterson

11439 Hill Rd.

Klamath Falls, OR 97603

File No. 403507AM

STATUTORY WARRANTY DEED

Brooke E. Bechen,

Grantor(s), hereby convey and warrant to

Russell J. Peterson and Theresa L. Peterson, as Tenants by the Entirety,

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:

Lot 17 of LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING therefrom a portion of said Lot 17 described as follows:

Beginning at the Northwest corner of Lot 17 marked by an iron stake of 1 1/2 inch pipe driven in the ground; thence South 0° 41' West along the lot line 163.2 feet to the Southwest corner of Lot 17; thence Easterly along the Southerly line of the lot, 85.00 feet; thence North 2° 4' West 105 feet more or less to a point marked by an iron stake of 1 1/2" pipe driven in the ground at or near the Northerly lot line; thence North 51° 41' West along the lot line 100.00 feet more or less to the point of beginning.

TOGETHER WITH the West one-half of vacated road adjoining said property on the Northeasterly lot line.

The true and actual consideration for this conveyance is \$206,500.00.

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:

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.

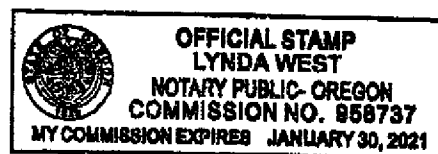
Dated this 2 day of October, 2020.

Brooke E. Bechen
Brooke E. Bechen

State of Oregon } ss
County of Klamath }

On this 2 day of October, 2020, before me, Lynda West a Notary Public in and for said state, personally appeared Brooke E. Bechen 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.

Lynda West
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 1-30-21



"Corrected Legal Description"

EXHIBIT A

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

Lot 17 of LAKESHORE GARDENS, according to the Official Plat thereof on file in the Office of the county clerk of Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of Lot 17 marked by an iron stake of 1 1/2 inch pipe driven in the ground; thence South 0° 41' West along the lot line 163.2 feet to the Southwest corner of Lot 17; thence Easterly along the Southerly line of the lot, 85.00 feet; thence North 2° 4' West 105 feet more or less to a point marked by an iron stake of 1 1/2" pipe driven in the ground at or near the Northerly lot line; thence North 51° 41' West along the lot line 100.00 feet more or less to the Point of Beginning.

Together with the West one-half of vacated road adjoining said property on the Northeasterly lot line.

NOTE: This Legal Description was created prior to January 01, 2008.

A.P.N.: R425249