



After recording return to:
Daniel P. McCann
1007 Lakeshore Drive
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Daniel P. McCann
1007 Lakeshore Drive
Klamath Falls, OR 97601

File No.: 7161-4272920 (SA)
Date: May 20, 2025

THIS SPACE RESERVED FOR

2025-004536

Klamath County, Oregon

06/13/2025 09:42:01 AM

Fee: \$92.00

STATUTORY WARRANTY DEED

Russell J. Peterson and Theresa L. Peterson, as tenants by the entirety, Grantor,
conveys and warrants to **Daniel P. McCann**, 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 **\$280,000.00**. (Here comply with requirements of ORS 93.030)

APN: **R425249**

Statutory Warranty Deed
- continued

File No.: **7161-4272920 (SA)**

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.