## 2025-004536

Klamath County, Oregon

06/13/2025 09:42:01 AM

Fee: \$92.00



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

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THIS SPACE RESERVED FOR

### 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** 

MY COMMISSION EXPIRES FEBRUARY 26, 2027

# Statutory Warranty Deed - continued

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

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	$\frac{10}{10}$ day of	10 m 20 <u>25 s</u>							
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Russell J. Pet	erşon	Theresa L. Peterson	ñ						
STATE OF	Oregon	) )ss.							
County of	Klamath	)							
This instrument was acknowledged before me on this 10 day of, 2025 by Russell J. Peterson and Theresa L. Peterson.									
		Marlan							
MARLA NOTAF	FFICIAL STAMP MCHELE HANLON-ABEITA RY PUBLIC-OREGON ISSION NO. 1034452	Notary Public for Oregon 2/26 My commission expires:	/2027						

APN: R425249

### **EXHIBIT A**

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

**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 sald property on the Northeasterly lot line.

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