

2025-004824

Klamath County, Oregon

06/23/2025 10:30:01 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

John P. Caffarelli, Attorney
Gleaves Swearingen, LLP
975 Oak Street, Suite 800
Eugene, OR 97401-3156

OREGON STATUTORY BARGAIN AND SALE DEED

Douglas Peebles, as Affiant under the Simple Estate Affidavit of Deborah Jean Peebles, a.k.a. Deborah J. Peebles (Klamath County Circuit Court Case No. 25PB01135), Grantor, conveys to Douglas Peebles, Grantee, the real property described below, free of encumbrances except as specifically set forth herein:

Lot 11, Block 29, FIRST ADDITION TO KLAMATH FOREST ESTATES, as
recorded in Klamath County, Oregon.

Subject to all conditions, restrictions, easements, exceptions, rights, and/or rights of way
affecting said property.

The true consideration for this conveyance is other non-monetary value (estate distribution).

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

Douglas Peebles
274 White Pine Ln
Burnsville, NC 28714

For Reference Purposes:

Tax Account Number: 261083

Tax Lot: 3510-021D0-02300

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: 6-11-25

Douglas D. Peebles
Douglas Peebles, as Affiant under the
Simple Estate Affidavit of Deborah Jean Peebles

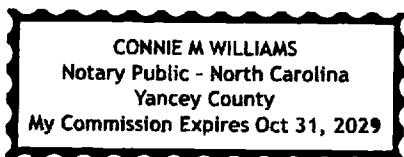
NOTARIAL CERTIFICATE FOR ACKNOWLEDGMENT

Yancey County, North Carolina

I certify that the following person, Douglas Peebles, personally appeared before me this day, acknowledging to me that he signed the foregoing document.

Date: 6/11/2025

Connie M. Williams
Official Signature of Notary
Connie M. Williams, Notary Public
Notary's printed name



My commission expires: 10/31/2029