

RECORDING COVER SHEET (Please Print or Type)
 This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY
 THE COUNTY RECORDING OFFICE*

AFTER RECORDING RETURN TO:

Amerititle
 850 O'Hare Parkway Ste: 100
 Medford, OR 97504

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

John H. Peterson

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Matt Layman and Shelly Layman, as tenants by the entirety

4) TRUE AND ACTUAL CONSIDERATION
 ORS 93.030(5) – Amount in dollars or other

\$ ☐ Other

5) SEND TAX STATEMENTS TO:

1040 Harbor Isle Boulevard
 Klamath Falls, OR 97601

6) SATISFACTION of ORDER or WARRANT
 ORS 205.125(1)(e)

CHECK ONE: ☐ FULL
 (If applicable) ☐ PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF Amerititle TO CORRECT

The Grantor(s) name to John H. Peterson
 PREVIOUSLY RECORDED IN BOOK AND PAGE , OR AS FEE
 NUMBER 2025-008260 ."



THIS SPACE RESERVED FOR RECORDER'S USE

2025-008260

Klamath County, Oregon

09/16/2025 10:39:02 AM

Fee: \$92.00

After recording return to:

Matt Layman and Shelly Layman

1040 Harbor Isle Boulevard

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be

sent to the following address:

Matt Layman and Shelly Layman

1040 Harbor Isle Boulevard

Klamath Falls, OR 97601

File No. 1023183

STATUTORY WARRANTY DEED

John Peterson, Grantor(s), hereby convey and warrant to
H

Matt Layman and Shelly Layman, 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 109, Lot 110 and Lot 111 of TRACT 1277, being a re-plat of Lots 35 through 42 of Block 1 of "HARBOR ISLES - TRACT 1209";

Lots 43 and 44, 48 through 58, and 64 through 71 of Block 1 of the "FIRST ADDITION TO HARBOR ISLES -

TRACT 1252"; Lots 1 through 6 and 9 through 23 of Block 2 of the "SECOND ADDITION TO HARBOR

ISLES - TRACT 1259"; and a portion of Blocks A, B, and 4 of the "SHIPPINGTON ADDITION TO KLAMATH FALLS, OREGON", all situated in the SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$654,500.00.

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:

Real property taxes due, if any, but not yet payable

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: Sept 18/25

John Peterson
H

State of Oregon } ss
County of Klamath }

On this 15th day of September, 2025, before me, Emily Jean Coe, a Notary Public in and for said state, personally appeared John Peterson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same. *H

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Emily Coe
Notary Public for the State of Oregon

Residing at: Klamath Falls, OR

Commission Expires: 9/27/2025

