

**2025-009749**

**Klamath County, Oregon**

10/30/2025 02:31:01 PM

Fee: \$92.00

**After recording return to:**

Stephanie Carter  
Hilary Carter Law  
9250 SW Tigard St.  
Tigard, OR 97223

**Send tax statements to:**

Virgil R. Petersen and Sharon R. Petersen, Trustees  
Petersen Family Trust u/a/d 10/28/2025  
12725 Checkerboard Rd. NE  
Gervais, OR 97026

**Tax account no.:** 464161

**Map/tax lot:** 3811-009C0-04600

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**BARGAIN AND SALE DEED**

Virgil Petersen and Sharon Petersen, as tenants by the entirety, Grantors, convey to Virgil R. Petersen and Sharon R. Petersen, Trustees of the Petersen Family Trust u/a/d 10/28/2025, Grantees, all of Grantors' right, title and interest in the following real property situated in Klamath County, Oregon, legally described as:

**Lot 1 in Block 43 of KLAMATH FALLS FOREST ESTATE HIGHWAY 66 UNIT, PLAT NO 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**


Subject to covenants, easements, rights of way, liens, restrictions and other obligations and liabilities of record.

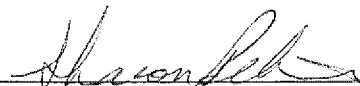
The true and actual consideration for this conveyance is \$168,000.00. Transfer by owners to revocable living trust for the benefit of the owners.

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.

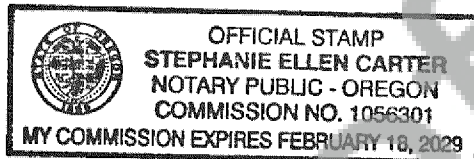
DATED: October 28, 2025.


  
\_\_\_\_\_  
Virgil Petersen

  
\_\_\_\_\_  
Sharon Petersen

STATE OF OREGON                     )  
  ) ss.  
County of Washington            )

On this 28<sup>th</sup> day of October, 2025, the above-named Virgil Petersen and Sharon Petersen acknowledged the foregoing instrument to be their voluntary act and deed.



  
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Notary Public for Oregon