

2026-000820

Klamath County, Oregon



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01/27/2026 02:06:11 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Karen Petersen and Irvin Petersen  
12520 Lisa Road  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Irvin W. Petersen and Karen A. Petersen, Trustee  
of The Petersen Family Living Trust, u.a.d 01/26/2026  
12520 Lisa Road  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Irvin W. Petersen and Karen A. Petersen, Trustee  
of The Petersen Family Living Trust, u.a.d. 01/26/2026  
12520 Lisa Road  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

Karen Petersen and Irvin Petersen hereinafter referred to as grantor, conveys to Irvin W. Petersen and Karen A. Petersen, Trustees of The Petersen Family Living Trust, u.a.d. 01/26/2026, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 5 and the West 12 1/2 feet of Lot 4, Block 32 of GRANDVIEW ADDITION to Bonanza, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Property ID: 695821

Map Tax Lot: 3911-010BC-01400

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e. estate planning purpose.

IN WITNESS WHEREOF, the grantor has executed this instrument this 26 day of January, 2026.

**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**

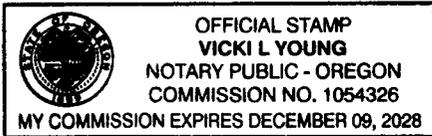
AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

  
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Karen Petersen

  
\_\_\_\_\_  
Irvin Petersen

STATE OF OREGON; County of Klamath ) ss.

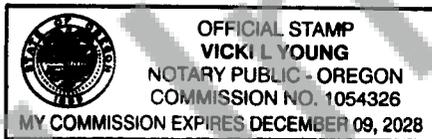
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 26 day of January, 2026, by Karen Petersen.

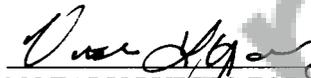


  
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NOTARY PUBLIC FOR OREGON  
My Commission expires: 12-9-28

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 26 day of January, 2026, by Irvin Petersen.



  
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NOTARY PUBLIC FOR OREGON  
My Commission expires: 12-9-28