

OK

83349

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
DOUGLAS K. IVEY AND SANDIA C. IVEY aka SANDY PEARSON IVEY, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
ANITA K. PEARSON  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and  
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 151, 152, 153 and 154, Third Addition to Sportsman Park, according  
to the official plat thereof on file in the office of the County Clerk  
of Klamath County, Oregon.

Feb 2 AM 8 57

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that  
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances  
Subject to easements and rights of way of record and apparent on the land.

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims  
and demands of all persons whomsoever, except those claiming under the above described encumbrances.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 69,950.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
the whole ~~part of the consideration~~ (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)  
In construing this deed and where the context so requires, the singular includes the plural and all grammatical  
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19<sup>th</sup> day of January, 1988;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED 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 APPROVED USES.

STATE OF OREGON, *see attached Notary*  
County of \_\_\_\_\_, 19\_\_\_\_

DOUGLAS K. IVEY  
SANDIA C. IVEY aka SANDY PEARSON IVEY  
STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named \_\_\_\_\_  
\_\_\_\_\_ and acknowledged the foregoing instru-  
ment to be \_\_\_\_\_ voluntary act and deed.

Before me:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Personally appeared \_\_\_\_\_ and  
each for himself and not one for the other, did say that the former is the  
\_\_\_\_\_ president and that the latter is the  
\_\_\_\_\_ secretary of \_\_\_\_\_

and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.  
Before me:

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Douglas K. Ivey  
731 Miner Rd  
Orinda Ca 94513  
GRANTOR'S NAME AND ADDRESS

Anita K. Pearson  
629 Miner Rd  
Orinda Ca 94513  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Anita K. Pearson  
629 Miner Rd  
Orinda Ca 94513  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
grantor

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of \_\_\_\_\_, ss.

I certify that the within instru-  
ment was received for record on the  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book/reel/volume No. \_\_\_\_\_ on  
page \_\_\_\_\_ or as fee/tile/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

EXHIBIT "A"

1464

3001 (6/82) (Individual) First American Title Company

STATE OF CALIFORNIA  
COUNTY OF Contra Costa ss.

On January 19, 1988

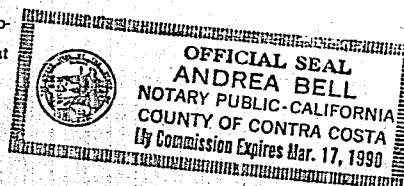
said State, personally appeared Douglas K. Ivey and Sandia C. Ivey, also known as Sandy Pearson Ivey before me, the undersigned, a Notary Public in and for

Douglas K. Ivey personally appeared to me for proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature

Andrea Bell



(This area for official notarial seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 2nd day  
of February A.D., 19 88 at 8:57 o'clock A M., and duly recorded in Vol. M88  
of Deeds on Page 1463

FEE \$15.00

Evelyn Biehn, County Clerk  
By [Signature]