

1-174

4992

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Sandy C. Pearson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Oliver P. Pearson, hereinafter called 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 46, 47, 48 Lakewood Heights

(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

and that 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 \$ 18,000.
 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 @, 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 7th day of September, 1989; 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.

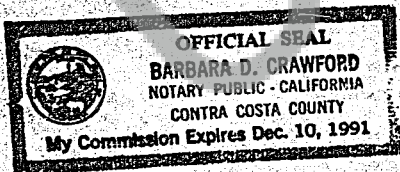
Sandy C. Pearson

(If executed by a corporation, affix corporate seal)

STATE OF CALIFORNIA
 COUNTY OF Contra Costa

On this 7th day of September in the year one thousand nine hundred and eighty nine, before me, Barbara D. Crawford, a Notary Public, State of California, personally appeared Sandy C. Pearson and personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that she executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the State of California County of Contra Costa on the date written above.



Barbara D. Crawford
 Notary Public, State of California
 My commission expires

GS-24 (6/82) - Acknowledgement - General (California Civil Code Section 1189)

GRANTOR'S NAME AND ADDRESS

Oliver P. Pearson
629 Miner Rd
Orinda Ca 94563

GRANTEE'S NAME AND ADDRESS

After recording return to:

Oliver P. Pearson
629 Miner Rd
Orinda Ca 94563

NAME, ADDRESS, ZIP

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

Oliver P. Pearson
629 Miner Rd
Orinda Ca 94563

NAME, ADDRESS, ZIP

STATE OF OREGON,
 County of Klamath

Filed for record at request of:

on this 11th day of Sept. A.D. 19 89
 at 10:39 o'clock AM and duly recorded
 in Vol. M89 of Deeds Page 16991
 Evelyn Biehn County Clerk
 By Charles Mueller Deputy

Fee, \$8.00

89 SEP 11 AM 10 39