

22639

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Sandy Pearson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Oliver P. Pearson and Anita K. Pearson Trustees of the Pearson Family Trust Dated 3-5-91 hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon described as follows, to-wit:

Lots 4, 5, 6, 7, 8, + 9 Lakewood Heights

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 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 \$50,000

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 31 day of July, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.800.

Sandy Pearson

STATE OF CALIFORNIA County of Contra Costa ss. This instrument was acknowledged before me on July 31, 1996 by SANDY PEARSON This instrument was acknowledged before me on July 31, 1996 by SANDY PEARSON as Grantor of Lots as described above



Marg Frost Notary Public for Contra Costa My commission expires 6-21-99

Form fields for Grantor's Name and Address, and a section for DOUGLAS K. IVEY, 731 Miner Road, Orinda, CA 94563.

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 5th day of August, 1996, at 1:46 o'clock P.M., and recorded in book/roll/volume No. M96 on page 23832 and/or as fee/file/instrument/microfilm/reception No. 22639, Record of Deeds of said County.

Witness my hand and seal of County attixed.

Bernetha G Letsch, County Clerk

By Cheryl Shaddell, Deputy.

Fee \$30.00

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