

51920

## WARRANTY DEED

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OLIVER P. PEARSON AND ANITA K. PEARSON AS TRUSTEES OF THE PEARSON FAMILY TRUST  
DATED MARCH 5, 1991.

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
WESTERN HOMES, INC., an Oregon Corporation,

Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

Lots 4,5,6,7,8,9 of LAKEWOOD HEIGHTS, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the 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.

JAN

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 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 30.930.

The true and actual consideration for this conveyance is \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5729 ALTAMONT DRIVE, KLAMATH FALLS, OR 97603

Dated this 16 day of January, 1998.

TRUSTEES OF THE PEARSON FAMILY TRUST

BY: *Oliver P. Pearson* TRUSTEE

OLIVER P. PEARSON

BY: *Anita K. Pearson* TRUSTEE

ANITA K. PEARSON

STATE OF CALIFORNIA, County of CONTRA COSTA ss.

This instrument was acknowledged before me on JANUARY 16, 1998  
by OLIVER P. PEARSON AND ANITA K. PEARSON

as TRUSTEES

of THE PEARSON FAMILY TRUST DATED MARCH 5, 1991

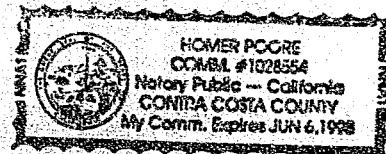
Notary Public of CONTRA COSTA CALIF.

My commission expires JUNE 6, 1998

ESCROW NO. MT43425-KA

Return to:

WESTERN HOMES, INC.  
5729 ALTAMONT DRIVE  
KLAMATH FALLS, OR 97603



STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 21st day of January A.D. 1998  
at 1:20 o'clock P.M. and duly recorded  
in Vol. M98 of Deeds Page 1917

Bianetha G. Letch, County Clerk

*Kathleen Letch*

Fee: \$30.00

Deputy