

95 APR 28 P3:25

MT 47709-MS  
WARRANTY DEED

Vol. M99 Page 15927

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

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

DOUGLAS B. JAQUEZ,

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 151, 152, 153, AND 154 OF THIRD ADDITION TO SPORTSMAN PARK,  
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.

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 30.930.

The true and actual consideration for this conveyance is \$ 88,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 26627 FOREST PARK LANE, KLAMATH FALLS, OR 97601

Dated this 26th day of April, 1999

TRUSTEES OF THE PEARSON FAMILY TRUST

BY: Oliver P. Pearson TRUSTEE  
OLIVER P. PEARSON

BY: Anita K. Pearson TRUSTEE  
ANITA K. PEARSON

STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on April 26, 1999

by Oliver P. Pearson and Anita K. Pearson

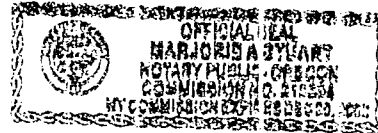
as Trustees

of Pearson Family Trust Established March 5, 1991

Margaret A. Sweeney  
Notary Public of Oregon

My commission expires 12-20-02

ESCROW NO. MT47709-MS



Return to:

DOUGLAS B. JAQUEZ  
26627 FOREST PARK LANE  
KLAMATH FALLS, OR 97601

STATE OF OREGON - COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 28th day  
of April A.D., 1999 at 3:25 o'clock P. M., and duly recorded in Vol. M99  
of Deeds on Page 15927

FEE \$30.00

by Linda Smith, County Clerk