

01 APR 13 AM 11:10



After recording return to:

Jon Hicks
2921 LAKESHORE DRIVE
KLAMATH FALLS, OREGON 97601

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

Jon Hicks
2921 LAKESHORE DRIVE
KLAMATH FALLS, OREGON 97601

Escrow No. K56741P

Title No. K-56741-P

THIS SPACE RESERVED FOR RECORDER'S USE

Vol. M01 Page 15563

State of Oregon, County of Klamath

Recorded 04/13/01, at 11:10 a m.

In Vol. M01 Page 15563

Linda Smith,

County Clerk Fee\$ 21.00

STATUTORY WARRANTY DEED

Oliver P. Pearson and Anita K. Pearson as Trustees of the Pearson Family Trust, Dated March 5, 1991,
Grantor, conveys and warrants to Jon Hicks and Janice Hicks, husband and wife, Grantee, the following
described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 4, 5, 8, 9, 46, 47, and 48 of LAKEWOOD HEIGHTS, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon. EXCEPTING
THEREFROM: the West 47 feet of Lot 8.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record,
rights of way, and easements of record and those apparent upon the land, contracts and/or liens for
irrigation and/or drainage.

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 consideration for this conveyance is \$24,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 30th day of March, 2001.

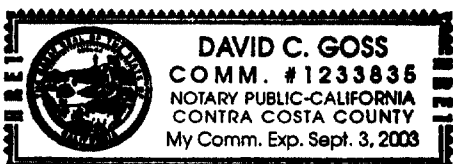
The Pearson Family Trust

By: Oliver P. Pearson
Oliver P. Pearson, Trustee

By: Anita K. Pearson
Anita K. Pearson, Trustee

CALIFORNIA
STATE OF OREGON
County of Klamath } ss.
CONTRA COSTA

This instrument was acknowledged before me on this 30 day of March, 2001
by Oliver P. Pearson and Anita K. Pearson as Trustees of the Pearson Family Trust, Dated March 5,
1991



Wendy C. Goss
Notary Public, for Oregon

My commission expires: 09/03/2003

K21-