

FEB 11 PM 12:57

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TONY W. and ROXANN M. KLOBUCAR
 43166 FUEGO MTN. DR.
 BEATTY, OREGON 97621
 Grantor's Name and Address

WAYNE PEARSON AND LORENE PEARSON
 56029 GOLD BRICK RD.
 MYRTLE POINT OREGON 97458
 Grantee's Name and Address

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 02/11/2004 12:57pm
 Vol M04 Pg 8244
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

After recording, return to (Name, Address, Zip):
 WAYNE PEARSON AND LORENE PEARSON
 56029 GOLD BRICK RD.
 MYRTLE POINT OREGON 97458

Until requested otherwise, send all tax statements to (Name, Address, Zip):
 WAYNE PEARSON AND LORENE PEARSON
 56029 GOLD BRICK RD.
 MYRTLE POINT OREGON 97458

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that TONY W. KLOBUCAR AND
ROXANN M. KLOBUCAR
 hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by WAYNE PEARSON
AND LORENE PEARSON
 hereinafter called 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:

LOT 10 BLOCK 6 R-3512-025A0-02300
 SPRAGUE RIVER VALLEY ACERS, ACORDING TO THE
 OFFICIAL PLAT THEREOF ON FILE IN THE COUNTY
 CLERKS OF KLAMATH COUNTY, OREGON.
 COUNTY CLERK DEED # M01-54-656

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 except (if no exceptions, so state):
NO EXCEPTIONS

_____, 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 \$ 14,060.00. However, the
 actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate
 which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

In witness whereof, the grantor has executed this instrument on February 10, 2004; if grantor
 is a corporation, 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 REGU-
 LATIONS: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
 PRIATE 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.

Tony W. Klobucar
Roxann M. Klobucar

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on February 10, 2004
 by Tony W. Klobucar and Roxann M. Klobucar



OFFICIAL SEAL
 GEORGE DOUMAR
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 345020
 MY COMMISSION EXPIRES JULY 1, 2005

George Doumar
 Notary Public for Oregon
 My commission expires 07-01-05