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MAR 30 2004

GRANTOR NAME AND ADDRESS

Anita K. Pearson, Trustee of the Pearson  
Family Trust uad March 5, 1991  
629 Miner Road  
Orinda, CA 94563

State of Oregon, County of Klamath  
Recorded 04/29/2004 12:51 PM  
Vol M04 Pg 25985-86  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

GRANTEE NAME AND ADDRESS

Sandia C. Pearson  
629 Miner Road  
Orinda, CA 94563

AFTER RECORDING RETURN TO

Neal G. Buchanan, Attorney at Law  
435 Oak Ave.  
Klamath Falls, OR 97601

o/c

SEND TAX STATEMENTS TO Grantee

**WARRANTY DEED - STATUTORY FORM**

ANITA K. PEARSON, surviving trustee of the Pearson Family Trust under agreement dated March 5, 1991, Grantor, conveys and warrants to SANDIA C. PEARSON, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

"Lots 9, 10 AND 11, Block 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file with the Clerk of Klamath County, Oregon."

"Lots 1, 2, 3, 5, 6, 7 and 8, Block 1, NORTH KLAMATH FALLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file with the Clerk of Klamath County, Oregon."

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions, rights of way of record and those apparent on the land.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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 \$0. However, the true and actual consideration consists of or includes

26✓

other property or value given or promised which is the whole consideration.

DATED this 25<sup>TH</sup> day of MARCH, 2004.

Pearson Family Trust under  
agreement dated March 5, 1991

Anita K. Pearson  
ANITA K. PEARSON, Trustee

STATE OF CALIFORNIA, County of Contra Costa) ss.

On MARCH 25, 2004 before me, F. MICHAEL HANSON

Notary Public, personally appeared ANITA K. PEARSON,

✓ personally known to me - OR - \_\_\_ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same as sole surviving trustee of the Pearson Family Trust under agreement dated March 5, 1991, and that by her signature on the instrument she executed the instrument.

WITNESS my hand and official seal.



[Signature]  
NOTARY PUBLIC FOR CALIFORNIA  
My commission expires: