



State of Oregon, County of Klamath

Recorded 10/14/04 12:16 P m E

Vol M04 Pg 69846-47

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

After recording return to:

Daberath Ryan

~~49229 Five Mile Creek Road~~ PO Box 381

~~Beatty, OR 97621~~ Montague, CA 95044

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

Daberath Ryan

~~49229 Five Mile Creek Road~~ SAME

~~Beatty, OR 97621~~

File No.: 7021-442972 (SAC)

Date: October 07, 2004

## STATUTORY WARRANTY DEED

**Wayne Pearson and Lorene Pearson**, Grantor, conveys and warrants to **Daberath Ryan**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The W 1/2 SE 1/4 SW 1/4 SW 1/4 of Section 28, Township 35 South, Range 13, East of the Willamette Meridian, lying North of Ivory Pines Road.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$22,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 8 day of October, 2004.

264

69847

APN: R295790

Statutory Warranty Deed  
- continued

File No.: 7021-442972 (SAC)  
Date: 10/07/2004

Wayne Pearson  
Wayne Pearson

Lorene Pearson  
Lorene Pearson

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Wayne Pearson and Lorene Pearson.**

Stacy

Notary Public for Oregon  
My commission expires:

8-2-07

