

2007-019697

Klamath County, Oregon



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11/20/2007 10:47:51 AM

Fee: \$31.00

This Instrument Prepared By/Return To:
Chris M. Vorbeck, Esq.
4470 Northgate Court, Sarasota, FL 34234
(941)921-3124

Address for Tax Statements:
MARTIN B. PEARAH
685 Bella Vista Drive
Titusville, FL 32780

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 31 day of October, 2007, by **MARTIN B. PEARAH and IDALIA G. PEARAH**, husband and wife, whose address is **685 BELLA VISTA DRIVE, TITUSVILLE, FLORIDA 32780**, hereinafter called "Grantor", and **THE MARTIN B. PEARAH TRUST** dated the 31 day of October, 2007, by **MARTIN B. PEARAH**, TRUSTOR and/or TRUSTEE, whose address is **685 BELLA VISTA DRIVE, TITUSVILLE, FLORIDA 32780**, hereinafter called "Grantee",

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which Grantor has in the following described lot, piece or parcel of land, situated, lying and being in the County of **KLAMATH**, State of **OREGON**, viz:

Lots 7, 8 and 9, Block 38, of Oregon Pines, as same is shown on plat filed June 30, 1969, duly recorded in the office of the county recorder of said county, State of Oregon. Subject to easements, covenants, conditions, restrictions, reservations of record, if any, applicable zoning regulations and ordinances, and taxes for the current and subsequent years.

"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."

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of said Grantee forever.

This Deed is being prepared without the benefit of a title search.

MARTIN B. PEARAH, as TRUSTEE, shall have the independent power and authority to protect, conserve, and to sell, or lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed. All Successor TRUSTEES are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

Any person dealing with the TRUSTEE(S) shall deal with said TRUSTEE(S) in the order as set forth in **THE MARTIN B. PEARAH TRUST** dated the 31 day of October, 2007, **MARTIN B. PEARAH**, TRUSTOR and/or TRUSTEE. However, no person shall deal with a Successor TRUSTEE until one or more of the following has been received by said person or placed in the aforementioned county:

- A. The written resignation of the prior TRUSTEE(S) sworn to and acknowledged before a notary public.
- B. A certified death certificate of the prior TRUSTEE(S).
- C. The order of a court of competent jurisdiction adjudicating the prior TRUSTEE(S) incapacitated or removing said TRUSTEE(S) for any reason.
- D. The written certificates of two physicians currently practicing medicine that the TRUSTEE(S) is physically or mentally incapable of handling the duties of TRUSTEE(S).
- E. The written removal of a Successor TRUSTEE(S) and/or the appointment of an additional Successor TRUSTEE(S) by the GRANTOR sworn to and acknowledged before a notary public.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal the day and year first above written.

Witnesses as to Both:

Marion Womack
Witness (Signature)

Marion Womack
Witness (Print)

James L Womack
Witness (Signature)

JAMES L WOMACK
Witness (Print)

Martin B Pearah
MARTIN B. PEARAH, Grantor

Idalia G. Pearah
IDALIA G. PEARAH, Grantor

WITNESSES PLEASE PRINT NAME BELOW SIGNATURE

STATE OF FLORIDA

COUNTY OF BREVARD

THE FOREGOING instrument was acknowledged before me this 31 day of October, 2007, by **MARTIN B. PEARAH and IDALIA G. PEARAH**, who is personally known to me or who has presented DRIVERS LICENSE as identification and who personally appeared before me at the time of notarization and who did/did not take an oath.

WITNESS my hand and official seal.

Signature

Steven J. Labrasciano

Name:

STEVEN J. LABRASCIANO My Commission Expires



Steven J. Labrasciano
Commission # DD594409
Expires September 12, 2010
Bonded Troy Fain - Insurance, Inc. 800-365-7019