

MT87825-LW

2010-007352

Klamath County, Oregon



00085952201000073520020022

06/16/2010 03:23:02 PM

Fee: \$42.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

GEORGE A. ROOT

2928 MOSS POINT DRIVE

SAN JOSE, CA 95127

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

GEORGE A. ROOT

2928 MOSS POINT DRIVE

SAN JOSE, CA 95127

Escrow No. MT87825-LW

Title No. 0087825

SWD-EM r.012910

STATUTORY WARRANTY DEED

DIANE RACHELLE PEARSON , Grantor(s) hereby convey and warrant to GEORGE A. ROOT and MARY F. ROOT, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 3 in Block 11 of STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$32,000.00.

42pmf

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 15 day of June, 2010

Diane Pearson  
DIANE RACHELLE PEARSON

State of Washington

County of Clark

On this day personally appeared before me DIANE RACHELLE PEARSON to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 15<sup>th</sup> day of June, 2010.



W. A. Talley  
Printed Name: W. A. Talley  
Notary Public in and for the State of Washington  
Washington residing at Vancouver

My appointment expires 8-29-12