

2010-009231

Klamath County, Oregon



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08/05/2010 08:44:32 AM

Fee: \$42.00

BARGAIN AND SALE DEED

GRANTOR'S NAMES & ADDRESSES:

Katherine Pearson Skleba
1235 Casa Solana Drive
Wheaton, IL 60187

**UNTIL A CHANGE IS REQUESTED ALL
TAX STATEMENTS SHALL BE SENT TO:**

Jennifer Pearson
3486 Moore St.
Los Angeles, CA 90066

GRANTEE'S NAME & ADDRESS:

Jennifer Pearson
3486 Moore St.
Los Angeles, CA 90066

AFTER RECORDING RETURN TO:

Nelson & James
130 N.W. "D" Street
Grants Pass, OR 97526

GRANTOR: Katherine Pearson Skleba, a married woman as her sole separate property, individually and as tenants in common.

GRANTEE: Jennifer Pearson, an unmarried woman.

CONSIDERATION:

The true and actual consideration paid for this transfer, stated in terms of dollars (\$0.00) and was part of the distribution of the Estate of Judy Ann Pearson, Case No.: 0800115CV through the Klamath County Circuit Court.

PROPERTY:

The "Property" conveyed hereby is all that undivided interest of the Grantor individually and as a tenant in common in the real property with Grantee with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, as described below:

Lot 16, Block 14, Situated South and West of a point N 739.56 feet from the Southeast corner of said Lot 16d, Lot 14. Also known as Lot 16d, Block 14 (Klamath Falls, Forest Estate - Sycan Unit).

CONVEYANCE:

Grantor does hereby grant, bargain, sell and convey to the Grantee all that interest vested in the Grantor individually and tenant in common with Grantee, in the real property described herein to the Grantee for the consideration stated herein.

HABENDUM:

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assigns forever.

STATEMENT REQUIRED BY ORS 93.040:

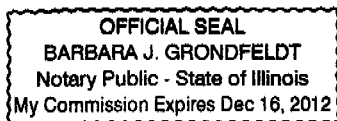
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

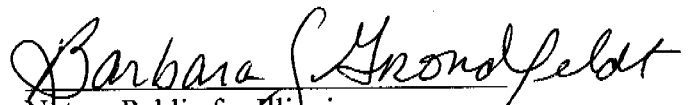
IN WITNESS WHEREOF, Grantor has executed this instrument this 28th day of July, 2010.


Katherine Pearson Skleba

STATE OF ILLINOIS, County of DePage) ss.

This instrument was acknowledged before me on this 28th day of July, 2010, by Katherine Pearson Skleba.




Notary Public for Illinois