

2010-009232

Klamath County, Oregon



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08/05/2010 08:44:56 AM

Fee: \$42.00

BARGAIN AND SALE DEED

GRANTOR'S NAMES & ADDRESSES:

Coleen Pearson
2925 Bentley Ave.
Los Angeles, CA 90066

**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: Coleen Pearson, an unmarried woman, 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 is \$5,500.00.

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 - Sycon 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 20 day of July, 2010.


Coleen Pearson

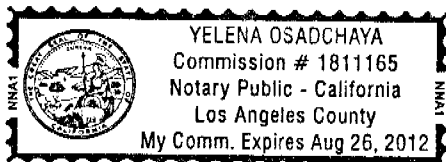
STATE OF CALIFORNIA, County of Los Angeles) ss.

notary public


On the 20 day of July, 2010, before me, YELENA OSADCHAYA (here insert name and title of the officer), personally appeared Coleen 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 in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Seal)


Notary Public in and for Said State