



2016-004541
Klamath County, Oregon
05/05/2016 09:29:02 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James J. Pearce and Breanne L. Pearce

6105 Teare Lane

Bonanza, OR 97623

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

James J. Pearce and Breanne L. Pearce

6105 Teare Lane

Bonanza, OR 97623

File No. 94697AM

STATUTORY WARRANTY DEED

Donald M. Nelson, Trustee of the Donald M. Nelson Trust dated November 10, 2012,
Grantor(s), hereby convey and warrant to

James J. Pearce and Breanne L. Pearce, 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:

**Parcel 3 of Land Partition 54-95, being Parcel 1 of Land Partition 31-95, located in the W1/2 of the SW1/4
and the SW1/4 of the NW1/4 of Section 19, Township 39 South, Range 12 East of the Willamette Meridian.**

The true and actual consideration for this conveyance is **\$115,000.00**.

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:

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28 day of April, 2016

Donald M. Nelson, Trustee of the Donald M. Nelson Trust
dated November 10, 2012

By: [Signature]
Donald M. Nelson, Trustee

State of Oregon } ss
County of Klamath }

On this 28 day of April, 2016, before me, Cherice F. Treasure a Notary Public in and for said state, personally appeared Donald M. Nelson, Trustee, of the Donald M. Nelson Trust dated November 10, 2012, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Cherice F. Treasure
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 6/17/2016

