

2016-007552

Klamath County, Oregon



00189582201600075520020029

07/18/2016 09:37:53 AM

Fee: \$47.00

Reserved for Deed Records Use

WARRANTY DEED

By this instrument, John A. Walsh, not married of 63250 Stonewood Drive Bend, OR 97701, (the "Grantor"), conveys and warrants in Joint Tenancy to Edward L. Pearson, not married of 52476 Lost Ponderosa Rd. La Pine, OR 97739, and Joseph A. Pearson, not married of 316 N.W. 82nd St. Vancouver, WA 98665, (collectively the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 10, Township 24 South, range 10 East of the Willamette Meridian, Klamath County, Oregon.

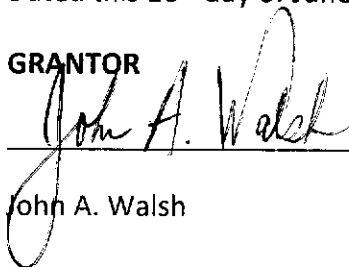
The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the property which the Grantor purports to convey, that the Grantor has good right to convey the same and that the property is free from encumbrances.

The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

The true consideration for this conveyance is \$55,000.00, the receipt and sufficiency of which is hereby acknowledged.

Dated this 16th day of June, 2016.

GRANTOR



John A. Walsh

After recording return to:
Edward L. Pearson
52476 Lost Ponderosa Rd.
La Pine, OR 97739

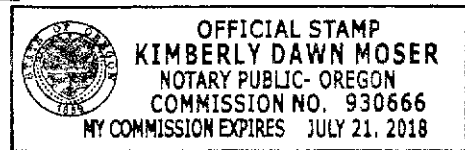
Send Tax Statement to:
Edward L. Pearson
52476 Lost Ponderosa Rd.
La Pine, OR 97739

Grantor Acknowledgment

STATE OF OREGON

County of Deschutes

)
) ss.
)



Acknowledged before me, Kimberly D Moser, a Notary Public, this 16th day of June, 2016 by John A. Walsh, known to me (or proven on the basis of satisfactory evidence) to be the Grantor, who has acknowledged the said instrument to be the Grantor's voluntary and lawful act and deed.

Kimberly D Moser
Notary Public for State of Oregon
County of Deschutes

My commission expires: July 21, 2018

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.

After recording return to:

Edward L. Pearson

52476 Lost Ponderosa Rd. La Pine OR 97739