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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCE

2016-011270

Klamath County, Oregon



00194076201600112700010018

10/24/2016 09:02:17 AM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

GENE A. REYNOLDS
AND NANCY F. REYNOLDS
3007 AUSTIN ST. KLAMATH FALLS, OR. 97603
Grantor's Name and Address
APRIL PEARL AND STEVEN PEARL
3007 AUSTIN ST.
KLAMATH FALLS, OR. 97603
Grantee's Name and Address

After recording, return to (Name and Address):

SAME

Until requested otherwise, send all tax statements to (Name and Address):

APRIL + STEVE PEARL
3007 AUSTIN ST.
KLAMATH FALLS, OR. 97603

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that GENE A. REYNOLDS AND NANCY F. REYNOLDS
HUSBAND AND WIFE
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by STEVEN PEARL
AND APRIL PEARL, HUSBAND AND WIFE
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

THE WEST 149.3 FEET OF LOT 20, BLOCK 1, THIRD ADDITION
TO ALTAMONT ACRES; EXCEPTING THERE FROM THE NORTHERLY 10 FEET
OF SAID PREMISES AS CONVEYED TO KLAMATH COUNTY IN
DEED VOLUME 329 AT PAGE 559, RECORDS OF KLAMATH
COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):
EXCEPTING THAT THE PROPERTY IS WITHIN BOUNDARIES OF THE
SOUTH SUBURBAN SANITARY DISTRICT AND IS SUBJECT TO THE
REGULATIONS, LIENS, ASSESSMENTS AND RELATING THERE TO, and that
grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all
persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00. [Ⓢ] However, the
actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate
which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes
shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on OCT 24, 2016; any
signature on behalf of a business or other entity is made with the authority of that entity.

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 DETER-
MINE 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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on October 11, 2016
by Gene A Reynolds and Nancy F Reynolds

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires February 1, 2019