



2017-002190

Klamath County, Oregon

03/01/2017 02:43:01 PM

Fee: \$47.00

THIS SPACE RES

After recording return to:

William M Felder and Deborah J Felder

11866 Chinquapin Drive

Crescent Lake, OR 97733

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

William M Felder and Deborah J Felder

11866 Chinquapin Drive

Crescent Lake, OR 97733

File No. 137729AM

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### STATUTORY WARRANTY DEED

**Steven Pearson and Patricia Pearson, husband and wife for Lot 24**

**Steven R. Pearson and Patricia K. Pearson, as Tenants by the Entirety for Lot 25,**

Grantor(s), hereby convey and warrant to

**William M Felder and Deborah J Felder, 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:

**Lots 24 and 25 in Block 15 of TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R-2607-001B0-04800-000 Account R164510/Map R-2607-001B0-04800-000**

**R-2607-001B0-04700-000 Account R164501/Map R-2607-001B0-04700-000**

**M-244691 Account M884585/Map M-244691**

The true and actual consideration for this conveyance is **\$175,000.00.**

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:

Return to:



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<sup>th</sup> day of February, 2017.

Steven R Pearson

Steven R Pearson, also appearing on title as Steven Pearson

Patricia K. Pearson

Patricia K Pearson, also appearing on title as Patricia Pearson

State of Oregon } ss  
County of Deschutes }

On this 28 day of February, 2017, before me, Melody R. Zweigart a Notary Public in and for said state, personally appeared Steven Pearson and Patricia Pearson for Lot 24 and Steven R. Pearson and Patricia K Pearson for Lot 25, 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.

Melody R Zweigart

Notary Public for the State of Oregon

Residing at: Oregon

Commission Expires: Sept. 18, 2020

