



THIS SPACE RESER

2017-007108
Klamath County, Oregon
06/28/2017 01:39:00 PM
Fee: \$52.00

After recording return to:

Mark H. Pearson and Barbara J. Pearson

519 Nosler Street

Klamath Falls, OR 97601

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

Mark H. Pearson and Barbara J. Pearson

519 Nosler Street

Klamath Falls, OR 97601

File No. 167616AM

STATUTORY WARRANTY DEED

William T. Vaughn, III and Nikola Vaughn, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Mark H. Pearson and Barbara J. Pearson, 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 11 and 12 in Block 14 of KLAMATH LAKE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$99,000.00**.

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 23 day of June, 2017

William T. Vaughn III
William T. Vaughn III

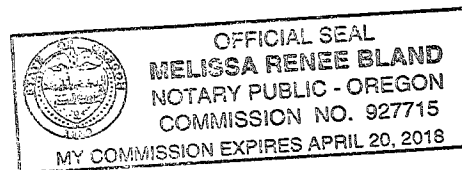
See attached
Nikola Vaughn

State of Oregon } ss
County of Clatsop }

On this 23 day of June, 2017, before me, Melissa B Bland a Notary Public in and for said state, personally appeared William T. Vaughn, III, 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.

Melissa B Bland
Notary Public for the State of Oregon
Residing at: Clatsop County
Commission Expires April 20, 2018



Nikola Vaughn
Nikola Vaughn

State of Washington ss
County of Clark }

On this 23 day of June, 2017, before me, Whitney Rain duPlessis a Notary Public in and for said state, personally appeared Nikola Vaughn, 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.

Whitney Rain duPlessis
Notary Public for the State of Washington
Residing at: Vancouver
Commission Expires: 7/1/17

NOTARY PUBLIC
STATE OF WASHINGTON
WHITNEY RAIN DU PLESSIS
MY COMMISSION EXPIRES
JULY 1, 2017