

Aspell, Henderson & Prosser  
Returned at Counter

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Grantor's Name and Address</b><br>Howard A. Phearson, Sr. and Judith A. Phearson,<br>husband and wife<br>2001 Oregon Avenue<br>Klamath Falls, OR 97601                                                    |
| <b>Grantee's Name and Address</b><br>Howard A. Phearson, Sr. And Judith A. Phearson<br>Co-Trustees of the Phearson Family Trust<br>2001 Oregon Avenue<br>Klamath Falls, OR 97601                             |
| <b>After Recording Return to:</b><br>Howard A. Phearson, Sr. And Judith A. Phearson<br>Co-Trustees of the Phearson Family Trust<br>2001 Oregon Avenue<br>Klamath Falls, OR 97601                             |
| <b>Until requested otherwise, send all tax statements to:</b><br>Howard A. Phearson, Sr. And Judith A. Phearson<br>Co-Trustees of the Phearson Family Trust<br>2001 Oregon Avenue<br>Klamath Falls, OR 97601 |

2019-014583

Klamath County, Oregon



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12/16/2019 03:11:52 PM

Fee: \$82.00

### STATUTORY WARRANTY DEED

We, Howard A. Phearson, Sr. and Judith A. Phearson, as tenants by the entirety, hereinafter "Grantors" do hereby grant, bargain, convey to Howard A. Phearson, Sr., and Judith A. Phearson, Co-Trustees of the Phearson Family Trust under instrument dated May <sup>July</sup> 12, 2018, hereinafter "Grantees" the below described real property in the County of Klamath, Oregon, with all encumbrances except as stated or set forth herein:

**Lot 10, Block 72, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON  
ACCORDING TO THE OFFICAL PLAT THEREOF ON FILE IN KLAMATH COUNTY, OREGON.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is: estate planning purposes.

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, 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.

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

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: 7-12-18

Howard A. Phearson, Sr.

Judith A. Phearson

STATE OF Oregon, County of Klamath )ss.

ACKNOWLEDGED BEFORE ME this 12 day of June, 2018, by \_\_\_\_\_  
Howard A. Phearson, Sr. and Judith A. Phearson.



NOTARY PUBLIC FOR OREGON  
My Commission Expires: 5-14-2021