

2019-014584

Klamath County, Oregon



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12/16/2019 03:12:25 PM

Fee: \$82.00

Grantor's Name and Address

Howard A. Phearson, Sr. and Judith A. Phearson,  
husband and wife  
2001 Oregon Avenue  
Klamath Falls, OR 97601

Grantee's Name and Address

Howard A. Phearson, Sr. And Judith A. Phearson  
Co-Trustees of the Phearson Family Trust  
2001 Oregon Avenue  
Klamath Falls, OR 97601

After Recording Return to:

Howard A. Phearson, Sr. And Judith A. Phearson  
Co-Trustees of the Phearson Family Trust  
2001 Oregon Avenue  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:

Howard A. Phearson, Sr. And Judith A. Phearson  
Co-Trustees of the Phearson Family Trust  
2001 Oregon Avenue  
Klamath Falls, OR 97601

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 July 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 14, Block 13, Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of 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: July 12, 2018

Howard A. Phearson Sr

Howard A. Phearson, Sr.

Judith A. Phearson

Judith A. Phearson

STATE OF Oregon, County of Klamath )ss.

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



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

Aspell, Phearson & Phearson  
Returned at Counter