

2020-015626

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Lorraine A. Pearson
PO Box 345
Forest Grove, OR 97116



00269980202000156260020023

SEND TAX STATEMENTS TO:

No Change

12/01/2020 12:55:12 PM

Fee: \$87.00

(This space reserved for recording label.)

WARRANTY DEED

EDWARD L. PEARSON and JOSEPH A. PEARSON, as a joint tenancy, Grantors, convey and warrant to EDWARD L. PEARSON and LORRAINE A. PEARSON, Grantees, as tenants in common with no right of survivorship, the following described property situated in Klamath County, Oregon, to-wit:

The North ½ of the Northwest ¼ of Section 10, Township 24 South, range 10 East of the Willamette Meridian, Klamath County, Oregon.

The actual consideration for this conveyance paid by Lorraine A. Pearson to Joseph A. Pearson for his interest is \$15,000.

The said property is free of all encumbrances created or suffered by the Grantor except those of record, including but not limited to, any rights, interests, or claims which are not shown on public record but which could be ascertained by inspection of the land; easements, liens, or encumbrances created by the Grantee; and any encroachment, violation, variance, or adverse circumstance affecting title that would be disclosed by an accurate and complete land survey.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: 11-20-20, 2020.

Dated: 10-30, 2020

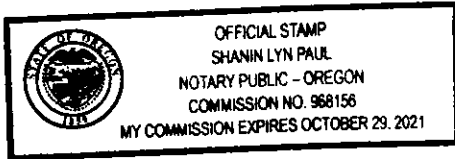

EDWARD L. PEARSON


JOSEPH A. PEARSON

STATE OF OREGON, County of Deschutes.) ss.

Personally appeared the above named EDWARD L. PEARSON and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me this 20 day of November, 2020.

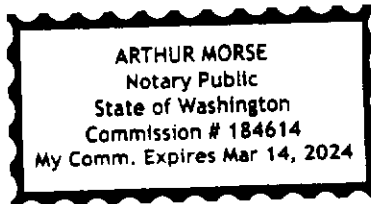


Shanin Paul
Notary Public for Oregon

STATE OF WASHINGTON, County of Clark.) ss.

Personally appeared the above named JOSEPH A. PEARSON and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me this 30th day of October, 2020.



Arthur Morse
Notary Public for Washington