

2021-013213

Klamath County, Oregon

08/27/2021 03:00:00 PM

Fee: \$92.00

**Address of Grantor: (Name, Address, Zip)**

Anthony Lipparelli

2924 Front St.

Klamath Falls, OR 97601

**After recording return to Grantee: (Name, Address, Zip)**

Bryan Pearson & Cecilia Pearson

1011 Mt. View Ln.

Mount Shasta, CA 96067

**Until requested otherwise, send all tax statements to:  
(Name, Address, Zip)**

Bryan Pearson & Cecilia Pearson

1011 Mt. View Ln.

Mount Shasta, CA 96067

SPACE ABOVE RESERVED FOR RECORDER'S USE

**WARRANTY DEED  
(Individual Grantor)**

Anthony Lipparelli, an unmarried man, Grantor, conveys and warrants to

Bryan Pearson and Cecilia Pearson, as Tenants by the Entirety,

Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, State of Oregon, described as follows, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

The property is free from encumbrances except (if none, so state): those of record

2021-2022 Real Property Taxes, a lien not yet due and payable.

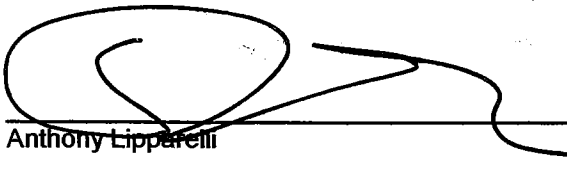
The true and actual consideration paid for this transfer, stated in terms of dollars is, \$ 290,000.00

PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

The Tax Account Number of the property is 795287.

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 18 day of August, 2021

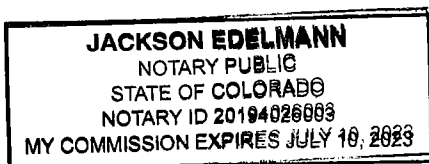
  
Anthony Lipparelli

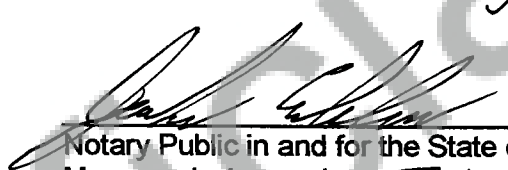
STATE OF Colorado

County of Denver

}  
}SS.  
}

The foregoing instrument was acknowledged before me on this 18<sup>th</sup> day of August, 2021  
by Anthony Lipparelli.



  
Notary Public in and for the State of Colorado  
My commission expires: July 10, 2023  
SE

Unofficial Copy

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

UNIT NO. A-2 OF HARBOR ISLES CONDOMINIUMS, PHASE I, TRACT 1238, AND FURTHER DESCRIBED IN THAT CERTAIN DECLARATION RECORDED IN VOLUME M83, PAGE 21250 OF THE DEED RECORDS OF KLAMATH COUNTY, OREGON, APPERTAINING TO THAT REAL PROPERTY SITUATED IN KLAMATH FALLS, OREGON, AND MORE COMPLETELY DESCRIBED IN SAID DECLARATION, WHICH DECLARATION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF AS IF FULLY SET FORTH HEREIN, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS AS PERTAINING TO SAID CONDOMINIUMS AS SET FORTH IN SAID DECLARATION, AND SAID CONDOMINIUM UNIT SHALL BE USED SUBJECT TO THE PROVISIONS, COVENANTS, RESTRICTIONS AND LIMITATIONS AS SET FORTH IN SAID DECLARATION, INCLUDING THE PLANS AND OTHER EXHIBITS WHICH ARE A PART THEREOF, AND THE BYLAWS OF HARBOR ISLES CONDOMINIUM OWNERS' ASSOCIATION RECORDED SIMULTANEOUSLY THEREWITH.