

**RECORDING REQUESTED BY:**

Anthony Leroy Pearia  
460 River Rd  
Eugene, OR 97404

2022-006142  
Klamath County, Oregon



05/13/2022 01:48:42 PM

Fee: \$87.00

**GRANTOR'S NAME:** Anthony Leroy Pearia

**GRANTEE'S NAME:**

Anthony L. Pearia, Trustee, A. L. Pearia Trust

**AFTER RECORDING, RETURN TO:**

Anthony L. Pearia, Trustee, A. L. Pearia Trust  
460 River Rd  
Eugene, OR 97404

**SEND TAX STATEMENTS TO:**

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

Anthony L. Pearia, Trustee, A. L. Pearia Trust  
460 River Rd  
Eugene, OR 97404

**WARRANTY DEED**

Anthony Leroy Pearia, with an address of 460 River Road, Eugene, OR, 97404 ("Grantor"), conveys and specially warrants to Anthony L. Pearia, as Trustee, A. L. Pearia Trust, under trust declaration dated March 26, 2022, whose address is 460 River Road, Eugene, OR, 97404, ("Grantee"), the following described real property (the "Property") free of encumbrances created or suffered by the grantor, the following Land in Klamath County, Oregon, described more particularly as follows:

LOT 37, BLOCK 16, KLAMATH FOREST ESTATES  
KLAMATH COUNTY, OREGON.

The true consideration for this conveyance is zero dollars since this is a transfer by the grantor to himself as trustee his revocable trust.

This property is free of liens and encumbrances.

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

IN WITNESS WHEREOF, the undersigned has executed this document on the date set forth below.

DATED this 11 day of <sup>May</sup>~~April~~, 2022.

  
Anthony Leroy Pearia, Grantor

STATE OF OREGON }

COUNTY OF Lane

ss.

The foregoing instrument was acknowledged before me on this 11<sup>th</sup> day of <sup>May</sup>~~April~~, 2022, by Anthony Leroy Pearia, who acknowledged such instrument to be his free and voluntary act and deed, and on oath stated that he was duly authorized to execute such instrument.



Printed Name: Carrie M Cubit  
Notary Public in and for the State of Oregon

My Commission Expires: 11-01-2024

