

Returned at Counter

2023-000256

Klamath County, Oregon

William Pearce and Wendy Pearce  
Grantors

William A. Pearce and Wendy D. Pearce, Trustees  
3753 Butte Street  
Klamath Falls, OR 97601  
Grantee

After recording return to:  
Grantees



00310561202300002560010015

01/12/2023 09:26:28 AM

Fee: \$82.00

Until a change is  
requested, all tax statements shall be sent to:  
William A. Pearce and Wendy D. Pearce, Trustees  
3753 Butte Street, Klamath Falls, OR 97601

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That William Pearce and Wendy Pearce, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by William A. Pearce and Wendy D. Pearce, Trustees of THE PEARCE LIVING TRUST hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

LOTS 17 & 18, IN BLOCK 1 OF LENOX, according to the official plat thereof on file in the office of the county Clerk of Klamath County, Oregon..

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

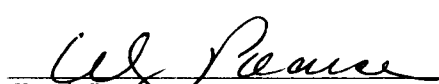
To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

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

In Witness Whereof, the undersigned grantors, have executed this instrument this January 9, 2023.

  
William Pearce

  
Wendy Pearce

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named William Pearce, AKA, William A. Pearce and Wendy D. Pearce, AKA, Wendy Pearce, and acknowledged the foregoing instrument to be Their voluntary act and deed.

This 9<sup>th</sup> day of January, 2023.

(S E A L)

Before me:   
Notary Public for Oregon

