

UNLESS A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:

Donald K. Pearce, Trustee  
Sally L. Pearce, Trustee  
PO Box 348  
Crescent, OR 97733

AFTER RECORDING, RETURN TO:

Donald K. Pearce, Trustee  
Sally L. Pearce, Trustee  
PO Box 348  
Crescent, OR 97733

2023-006121

Klamath County, Oregon

07/21/2023 04:02:07 PM

Fee: \$87.00

WARRANTY DEED

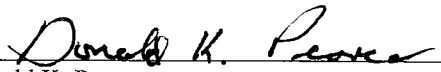
DONALD K. PEARCE, and SALLY L. PEARCE, Grantors, convey and warrant to DONALD K. PEARCE, and SALLY L. PEARCE, Trustees of the DONALD K. PEARCE AND SALLY L. PEARCE FAMILY TRUST dated JULY 21, 2023, Grantees, the real property located in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof.

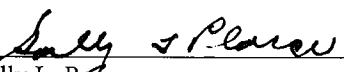
The liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy.

The true consideration for this conveyance is other value given.

**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.**

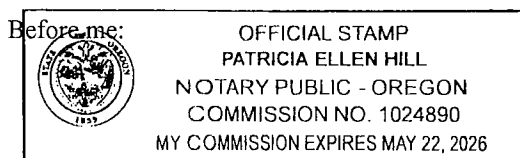
DATED this 21st day of July, 2023.

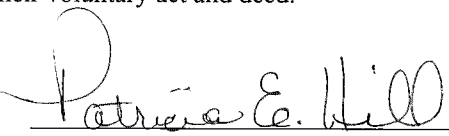
  
Donald K. Pearce

  
Sally L. Pearce

STATE OF OREGON     )  
                                  ) ss.  
County of Jackson    )

On this 21st day of July, 2023, personally appeared the above-named DONALD K. PEARCE and SALLY L. PEARCE, and acknowledged the foregoing instrument to be their voluntary act and deed.



  
Notary Public for Oregon

**EXHIBIT "A"**

Real property commonly known as 136562 W. Friendly Lane, Crescent, Klamath County, Oregon more particularly described as follows:

A PARCEL OF LAND SITUATED IN THE NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, More particularly described as follows:

Beginning at a point 132.0 feet North of the Southwest corner of the W  $\frac{1}{2}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, thence Easterly 330.0, thence Northerly 132.0 feet, thence Westerly 330.0 feet, thence Southerly 132.0 feet to the point of beginning.