

2024-001474

Klamath County, Oregon



00325453202400014740030035

02/26/2024 12:05:01 PM

Fee: \$92.00

AFTER RECORDING, RETURN TO
AND MAIL TAX STATEMENTS TO:

Bryan Pearson and Cecilia Person, Trustees
1011 Mountain View Lane
Mt. Shasta, CA 96067

SPECIAL WARRANTY DEED

Bryan Pearson and Cecilia Pearson, with an address of 1011 Mountain View Lane, Mt. Shasta, CA 96067 ("Grantor"), conveys and warrants to Bryan Pearson and Cecilia Pearson, as Trustees of The Declaration of Trust of Bryan and Cecilia Pearson Family Trust, dated February 13, 2024, 1011 Mountain View Lane, Mt. Shasta, CA 96067 ("Grantee"), the following described real property free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly in Exhibit A, attached hereto.

The true consideration for this conveyance is \$ 0.

This property is free of liens and encumbrances, EXCEPT:

[STATEMENT OF EXCEPTIONS TO STATUTORY COVENANTS OF TITLE]

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 20th day of February , 2024.



Bryan Pearson


Cecilia Pearson

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.

Tax Acct # 795287

