

Returned at Counter

2025-009281
Klamath County, Oregon



00348469202500092810020022

10/16/2025 03:45:11 PM

Fee: \$92.00

After recording, return to:
John D. Alexander
1980 Green Meadows Way
Ashland, OR 97520

Until a change is requested, all tax statements are to be sent to:

John D. Alexander
1980 Green Meadows Way
Ashland, OR 97520

Grantor:

Pearson Family Trust-A
Peter K. Pearson, Trustee
W. Suttle Lake Drive
Garden City, ID 83714

Grantee:

John D. Alexander
1980 Green Meadows Way
Ashland, OR 97520

BILL OF SALE
FOR THE SALE OF PHYSICAL IMPROVEMENTS

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$100.00. The purpose of this Deed is to transfer all of the physical improvements and personal property located on the real property described herein to **John D. Alexander**.

^{successor}
KNOW ALL MEN BY THESE PRESENTS, that **Peter K. Pearson, Trustee (Pearson Family Trust-A)**, hereinafter called Grantor/ Seller, does hereby grant, bargain, sell, convey, transfer, and deliver, to **John D. Alexander**, hereinafter called Grantee/Purchaser, for the consideration herein stated, all right, title, and interest in and to all of the recreation residence, physical improvements, and personal property located on the real property herein described said real property being situated in the County of Klamath, State of Oregon, and described as follows, to-wit:

Recreation residence, physical improvements, and personal property on U.S. Government land in the Klamath Ranger District of the Fremont-Winema National Forest at Rocky Point, on Upper Klamath Lake, in Oregon, more particularly described as:

Lot 11, BLOCK B, RECREATION CREEK SUMMER HOME SITES, in the county of Klamath, State of Oregon.

Assessor's Tax Account No. R73477; Map No. R-3506-00000-00100-C02; commonly known as: 28651 Rocky Point Road, Klamath Falls, Oregon 97601 and as Block B, Lot 11 (B11) Recreation Creek at Rocky Point, Klamath Falls, Oregon.

TO HAVE AND TO HOLD the same unto the Purchaser and Purchaser's heirs, executors, administrators, successors and assigns forever.

THE GRANTOR/SELLER HEREBY COVENANTS AND AGREES to and with said Grantee/Purchaser and with Purchaser's successors in interest and assigns that the Grantor/Seller is the owner of the above described recreation residence, physical improvements, and personal property; that the same are free from all encumbrances whatsoever placed upon such recreation residence, physical improvements, and personal property by Grantor/Seller; and that the Grantor/Seller has a good right to sell and transfer the same; and that Grantor/Seller and Grantor's/Seller's heirs, executors, administrators and successors shall warrant and forever defend the sale against the lawful claims and demands of all persons whomsoever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTION 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 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 SECTION 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING TITLE TO THE PROPERTY SHOULD CHECK WITH THE U.S. DEPARTMENT OF AGRICULTURE FOREST SERVICE TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS LAWFULLY ESTABLISHED UNDER A TRANSFERABLE SPECIAL USE PERMIT FOR RECREATIONAL RESIDENCES AND THAT AN INITIATED REVOCATION OF EXISTING AUTHORIZATION SPECIAL-USE PERMIT OR TERM SPECIAL USE PERMIT IS IN PLACE

IN WITNESS WHEREOF, the Grantor/seller has executed this instrument this 25th day of September (Month), 2025.

GRANTOR:

Peter K. Pearson
Peter K. Pearson, Trustee
(Pearson Family Trust-A)

STATE OF Idaho }
County of Ada } ss.

9 (Month) 25 (Day), 2025

Personally appeared the above-named Peter K. Pearson and acknowledged the foregoing instrument to be his voluntary act and deed.

Jennifer Jorgensen
Notary Public for Ada
My commission expires: 4/24/2029

