

After recording return to grantee herein.  
Until a change is requested send all tax  
statements to grantee herein.

KEY TITLE NO: K-48405  
ESCROW NO: 27-23644  
TAX ACCT. NO: 166019  
MAP NO:

GRANTEE'S NAME AND ADDRESS:

GARTH MCBRIDE ET UX  
1200 NW 216TH AVE  
HILLSBORO, OR 97124

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

RAYDELL R. BOBST AND LAWANDA H. BOBST, TRUSTEES UNDER THE RAYDELL AND LAWANDA  
BOBST FAMILY REVOCABLE TRUST, DATED SEPTEMBER 6, 1994 Grantor,

conveys and warrants to:

GARTH MCBRIDE and PATRICIA MCBRIDE, husband and wife, Grantee,

the following described real property free of encumbrances except as  
specifically set forth herein:

LOT 5 IN BLOCK 3, TRACT NO. 1069, ACCORDING TO THE OFFICAL PLAT THEREOF  
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO:

1. TAXES FOR 1995-96 ARE NOW A LIEN, BUT NOT YET PAYABLE.
2. RESERVATIONS AND RESTRICTIONS CONTAINED IN THE DEDICATION OF  
TRACT NO. 1069.
3. ARTICLES OF ASSOCIATION OF LITTLE DESCHUTES RIVER WOODS OWNERS  
ASSOCIATION RECORDED MARCH 12, 1973 IN VOLUME M73, PAGE 2591,  
DEED RECORDS OF KLAMATH COUNTY, OREGON. THE ABOVE ATRICLES WERE  
AMENDED BY INSTRUMENTS RECORDED OCTOBER 2, 1975 IN VOLUME M75,  
PAGE 12048, AND RECORDED DECEMBER 6, 1977 IN VOLUME M77, PAGES  
23644 AND 23645, DEED RECORDS OF KLAMATH COUNTY, OREGON.
4. RIGHT OF WAY EASEMENT DATED AUGUST 14, 1978 AND RECORDED  
SEPTEMBER 6, 1978 IN VOLUME M78, PAGE 18615, DEED RECORDS OF  
KLAMATH COUNTY, OREGON.
5. RIGHTS OF THE FEDERAL GOVERNMENT, THE STATE OF OREGON, AND THE  
GENERAL PUBLIC IN ANY PORTION OF THE HERBIN DESCRIBED PREMISES  
LYING BELOW THE HIGH WATER LINE OF THE LITTLE DESCHUTES RIVER.

THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$7,000.00. However, if the  
actual consideration consists of or includes other property or other value  
given or promised, such other property or value was part of the/the whole of  
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of  
Directors.

Dated this 18 day of Sept, 1995.

GRANTOR(S):

X Raydell R Bobst  
RAYDELL R. BOBST, TRUSTEE

X Lawanda H. Bobst  
LAWANDA H. BOBST, TRUSTEE  
California

STATE OF OREGON, County of Orange ) ss.

This instrument was acknowledged before me on 9/15/, 1995,  
by RAYDELL R. BOBST, TRUSTEE and LAWANDA H. BOBST, TRUSTEE

See Attachment  
Notary Public for Oregon

My commission expires: \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

State of California

County of Orange

On 9/15/95 before me, TOSHIYUKI JAMES IKE  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Raydell R. Bobst and Loretta H. Bobst  
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Toshiyuki James Ike  
SIGNATURE OF NOTARY

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

### CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED  
☐ ATTORNEY-IN-FACT ☐ GENERAL  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

### DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed.

TITLE OR TYPE OF DOCUMENT

1  
NUMBER OF PAGES

9/15/95  
DATE OF DOCUMENT

None.  
SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 19th day  
of Sept A.D., 19 95 at 3:33 o'clock PM., and duly recorded in Vol. M95  
of Deeds on Page 25379

FEE \$35.00

Bernetha G. Lotz, County Clerk  
By [Signature]