

04 MAY 25 AM 8:16

State of Oregon, County of Klamath  
Recorded 05/25/2004 8:16a m  
Vol M04 Pg 32872-74  
Linda Smith, County Clerk  
Fee \$ 31<sup>00</sup> # of Pgs 3

After recording, mail to: *Rt: Mel Ferguson*

Ruth Bochnak  
6307 Horseman's Canyon Drive  
Walnut Creek, CA 94595

Send tax statements to:

Ruth Bochnak  
6307 Horseman's Canyon Drive  
Walnut Creek, CA 94595

WARRANTY DEED

Ruth Bochnak, Grantor, conveys and warrants to Ruth Bochnak and Thomas Bochnak, not as tenants in common but with right of survivorship, Grantees, the following described real property located in Washington County, Oregon, to-wit:

See attached Exhibit A.

There is no true and actual consideration for this conveyance, it is done for the purposes of estate planning.

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 PERSONS 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.

Dated this 12th day of May, 2004.

GRANTOR

Ruth Bochnak  
Ruth Bochnak

STATE OF CALIFORNIA   )  
                                  ) ss.  
County of \_\_\_\_\_ )

Personally appeared the above-named Ruth Bochnak and acknowledged the foregoing instrument to be her voluntary act. Before me:

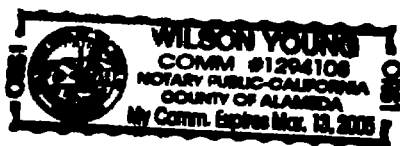
\_\_\_\_\_  
Notary Public for California  
My Commission Expires: \_\_\_\_\_

32873

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of AlamedaOn May 12, 2004 before me, Wilson Young  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared Ruth Bochnak  
NAME(S) OF SIGNER(S)

X: personally known to me - OR - I 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.

  
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

X INDIVIDUAL  
CORPORATE OFFICER  
Grantor  
TITLE(S)

PARTNER(S) LIMITED  
GENERAL

ATTORNEY-IN-FACT  
TRUSTEE(S)  
GUARDIAN/CONSERVATOR  
OTHER: \_\_\_\_\_

## DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed  
TITLE OR TYPE OF DOCUMENT

One (1)  
NUMBER OF PAGES

May 12, 2004  
DATE OF DOCUMENT

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

Ruth Bochnak

SIGNER(S) OTHER THAN NAMED ABOVE

Legal Description:

Lot 34, COLLEGE PARK, in the County of Washington and State of Oregon.

Subject to:

The premises herein described are within and subject to the statutory powers including the power of assessment of Clean Water Services.

Regulations, including levies, liens, assessments, rights of way, and easements of Tualatin Valley Water District.

Restrictive Covenants, regarding Street Lighting improvements, including the terms and provisions thereof and including among other things a waiver of right of remonstrance;

Recorded: November 7, 1989  
Recorder's Fee No.: 89-54229

Restrictive Covenants, regarding Sidewalk improvements, including the terms and provisions thereof and including among other things a waiver of right of remonstrance;

Recorded: November 7, 1989  
Recorder's Fee No.: 89-54230

Restrictive Covenants, regarding Sidewalk improvements, including the terms and provisions thereof and including among other things a waiver of right of remonstrance;

Recorded: November 7, 1989  
Recorder's Fee No.: 89-54231

Restrictive Covenants, regarding Street improvements, including the terms and provisions thereof and including among other things a waiver of right of remonstrance;

Recorded: November 7, 1989  
Recorder's Fee No.: 89-54232

Restrictive Covenants, regarding Street improvements, including the terms and provisions thereof and including among other things a waiver of right of remonstrance;

Recorded: November 7, 1989  
Recorder's Fee No.: 89-54233

Restrictive Covenants, regarding Public Roads improvements, including the terms and provisions thereof and including among other things a waiver of right of remonstrance;

Recorded: November 21, 1989  
Recorder's Fee No.: 89-56832

Restrictive Covenants, regarding Public Roads improvements, including the terms and provisions thereof and including among other things a waiver of right of remonstrance;

Recorded: November 21, 1989  
Recorder's Fee No.: 89-56833

Easements as dedicated or delineated on the recorded plat.

For: Utilities  
Affects: Eight feet in width along all lot lines abutting public rights of way

Easements as dedicated or delineated on the recorded plat.

For: Private storm drainage  
Affects: The Southeasterly corner of lot

Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant, (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, imposed by instrument, including the terms and provisions thereof.

Recorded: January 3, 1990  
Recorder's Fee No.: 90-00205