

This document prepared by (and after  
recording return to):

Name:

Firm/Company: PCD

Address: 840 S Rancho

Address 2: STE 4315

City, State, Zip: Las Vegas NV 89106

Phone: 888.261.7172

Until a change is requested all tax statements  
shall be sent to the following address:

PCD

840 S Rancho

STE 4315

Las Vegas NV 89106

Escrow No. Cobine/Wolfram

Title No. 0075747

**M06-13846**

Klamath County, Oregon

07/10/2006 12:51:01 PM

Pages 3 Fee: \$31.00

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**WARRANTY DEED**  
(Individual to Husband and Wife)

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Evelyn J. Wolfram**, an individual, ☒ married ☐ unmarried, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, convey, and warrant unto Gary W Cobine and Amy A Cobine, Husband and Wife, as joint tenants with rights of survivorship, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

Prior instrument reference: Book , Page , Document No. M05-63957, of the Recorder of Klamath County, Oregon.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$160,000.00. [However, the actual consideration consists of or included other property or value given or promised which

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is ☒ the whole ☐ part of the (indicate which) consideration.] (The sentence between the symbols ([ ]), if not applicable, should be deleted. See ORS 93.030.)

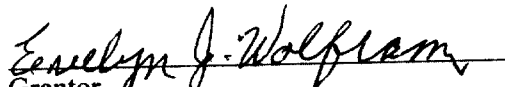
In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

The true consideration for this conveyance is \$160,000.00 (Here comply with the requirements of ORS 93.030)

WITNESS Grantor(s) hand(s) this the 10 day of JULY, 2006.

  
Grantor  
{Evelyn J Wolfram}

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.

STATE OF OREGON

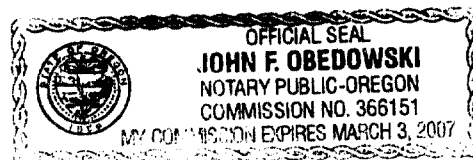
COUNTY OF KLAMATH

This instrument was acknowledged before me on 7/10/06 (date) by  
EVELYN J. WOLFRAM (name(s) of person(s))

*John F. Obedowski*  
Notary Public

JOHN F. OBEDOWSKI  
Print Name

My Commission Expires: 3/3/07



**Grantor(s) Name, Address, phone:**

Evelyn J Wolfram  
C/O Bernie Johnson  
4727 Summers Lane  
Klamath Falls OR 97603

**Grantee(s) Name, Address, phone:**

Cobine  
840 S Rancho  
Ste 4315  
Las Vegas NV 89106