

1st-968301

2007-002311

Klamath County, Oregon

Grantor's Name and Address
Jessica S. Groves
6614 Cottage Avenue
Klamath Falls, OR 97603



02/09/2007 11:47:16 AM

Fee: \$31.00

Grantee's Name and Address
After recording return to:
National Residential
10125 Crosstown Circle, Ste 380
Eden Prairie, MN 55344

Name, Address, Zip
Until a change is requested all tax statements shall be sent
to the following address.

same as above

Name, Address, Zip

504447 8439

WARRANTY DEED - STATUTORY FORM (INDIVIDUAL)

Jessica S. Groves, a single person

Grantor, conveys and warrants to
National Residential Nominee Services Inc.
of 10125 Crosstown Circle, Suite 380 Eden Prairie, MN 55344

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

See Attached Exhibit "A"

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.

Encumbrances:

The true consideration for this conveyance is \$ 280,000⁰⁰ (Here comply with the requirements of ORS 93.030*).

Dated this 5 day of January 2007, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Jessica S. Groves
Jessica S. Groves

31-F

EXHIBIT A

PARCEL 1

A tract of land situated in Lot 1, Block 3, Tract 1103, EAST HILLS ESTATES, and Lot 28, Block 3, Tract 1120, SECOND ADDITION TO EAST HILLS ESTATES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 28, Block 3 of said Tract 1120; thence North $89^{\circ} 12' 22''$ East along the Southerly right of way line of Cottage Avenue, 0.48 feet; thence continuing along said right of way line of the arc of a curve to the left (central angle is $14^{\circ} 22' 47''$ radius is 300 feet) 75.29 feet; thence South $15^{\circ} 10' 25''$ East 139.63 feet; thence West 110.63 feet to the Westerly line of said Lot 28, Tract 1120; thence North $00^{\circ} 21' 05''$ West 124.32 feet to the point of beginning, with bearings based on said Tract 1103.

PARCEL 2

A tract of land situated in Lot 28, Block 3 of Tract 1120, SECOND ADDITION TO EAST HILLS ESTATES, a subdivision located in the NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin on the West line of said Lot 28, from which the Northwest corner of said Lot 28 bears North $00^{\circ} 21' 05''$ West, 124.32 feet; thence South $00^{\circ} 21' 05''$ East on said West line 100.00 feet to a 1/2 inch iron pin; thence South $89^{\circ} 56' 53''$ East 110.60 feet to a 1/2 inch iron pin; thence North $00^{\circ} 21' 05''$ West, 100.00 feet to a 1/2 inch iron pin; thence North $89^{\circ} 56' 53''$ West 110.60 feet to the point of beginning.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Yolo

} ss.

On 01/05/2007

Date

, before me, Vicki L. Lowe, Notary Public

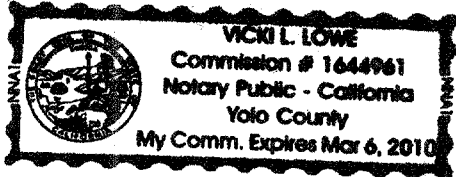
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Jessica S. Groves

Name(s) of Signer(s)

☐ personally known to me

☒ 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.

Vicki L. Lowe
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Warranty Deed - Statutory Form

Document Date: _____ Number of Pages: 2 ull

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

☒ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

