

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Allan B. and Yvonne M. Cosand,
husband and wife,
20180 Merrill Pit Road,
Klamath Falls, OR 97603

Grantor's Name and Address
Allan Bryan Cosand and Yvonne Marie
Cosand, Trustees for Cosand Family Trust
20180 Merrill Pit Road,
Klamath Falls, OR 97603
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Allan and Yvonne Cosand
20180 Merrill Pit Road
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

same as above

2007-011698

Klamath County, Oregon



00025928200700116980010017

SPACE RESER
FOR
RECORDER'S

06/29/2007 10:22:57 AM

Fee: \$21.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Allan Bryan Cosand and Yvonne Marie Cosand, husband and wife

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Allan Bryan Cosand and Yvonne Marie Cosand, Trustees for the Cosand Family Trust

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath

County, State of Oregon, described as follows, to-wit:
The NE 1/4 SW 1/4 lying Southwesterly of the Southwesterly railroad right of way line; and the SE 1/4 SW 1/4 in Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and that portion of the SE 1/4 NW 1/4, Section 34, Township 40 South, Range 10, EWM lying southwesterly of the Klamath Falls-Merrill Highway, Klamath County, Oregon and containing approximately 5.86 acres of land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): no exceptions

_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00. ① However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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

In witness whereof, the grantor has executed this instrument on JUNE 29 2007; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, 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 197.352.

Allan Bryan Cosand
Yvonne M. Cosand

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 29, 2007
by Allan Bryan Cosand and Yvonne Marie Cosand

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Lisa Kessler
Notary Public for Oregon

My commission expires Mar. 13, 2011