

ES

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



Returned @ Counter

SARA COBIAN
3402 Lindberg St.
KLAMATH FALLS, OR. 97601
Grantor's Name and Address

SUNSHINE MARTIN/SUSAN ZURBUFF
2436 Orchard St.
KLAMATH FALLS, OR. 97601
Grantee's Name and Address

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

3402 Lindberg St.
KLAMATH FALLS, OR. 97601

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

SUNSHINE MARTIN
3402 Lindberg St.
KLAMATH FALLS, OR
97601

2007-017809

Klamath County, Oregon



00033268200700178090010016

10/15/2007 12:29:40 PM

Fee: \$21.00

SPACE RESEF
FOR
RECORDER'S

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that SARA COBIANhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by SARA COBIAN

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:

2436 Orchard ave.
Klamath Falls, OR. 97601

MAP R-3809-033AD-02500-000

Code 001

account NO. R481847

Mills, Block 125, Lot 19-20 POR

(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):

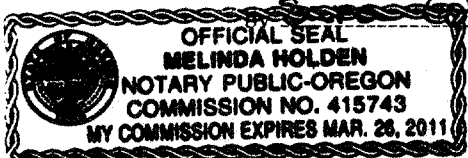
_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,000. ^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. ^① (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.

In witness whereof, the grantor has executed this instrument on _____; 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on Oct. 15th, 2007

Melinda Holden
Notary Public for Oregon

My commission expires March 26, 2011