

MT81507-LW



THIS SPACE RE

2008-002892

Klamath County, Oregon



03/06/2008 03:31:02 PM

Fee: \$26.00

After recording return to:

CODY J. LOCKREM

2312 LINDA VISTA DRIVE

KLAMATH FALLS, OR 97601

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

CODY J. LOCKREM

2312 LINDA VISTA DRIVE

KLAMATH FALLS, OR 97601

Escrow No. MT81507-LW

Title No. 0081507

SWD

STATUTORY WARRANTY DEED

JAMES A. DOBEY, Grantor(s) hereby convey and warrant to **CODY J. LOCKREM**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

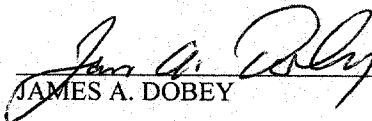
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$103,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

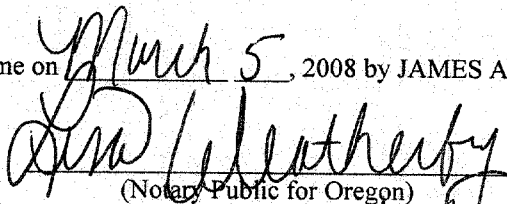
Dated this 5 day of March 2008.

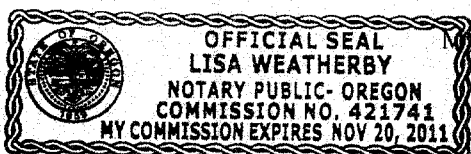

JAMES A. DOBEY

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on March 5, 2008 by JAMES A. DOBEY.


(Notary Public for Oregon)



My commission expires 11/20/2011

26 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lots 1 and 2, Block 93, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at a point on a curve which is on the Westerly boundary of said Lot 2, the following distances; 45.83 feet Southerly along said curve from the Northwest corner of said Lot 1, 14.1 feet Southerly along said curve to the Westerly corner common to said Lots 1 and 2 and 31.73 feet Southerly along said curve from the Westerly corner common to said Lots 1 and 2; thence on a radial line in an Easterly direction 70 feet more or less to the Easterly boundary of a tract of land conveyed to William G. Vallier by Deed recorded September 16, 1959 in Deed Book 315 at page 643, Deed Records of Klamath County, Oregon; said point being the True Point Of Beginning of the tract to be hereinafter described; thence continuing Easterly along said radial line 69.6 feet more or less to the Easterly boundary of said Lot 2; thence Northerly 67.27 feet more or less along the Easterly line of said Lots 1 and 2 to the Northeastly corner of said Lot 1; thence Westerly along the Northerly line of said Lot 1 to the Easterly boundary of the William G. Vallier Tract above referred; thence Southerly along the Easterly boundary of said William G. Vallier Tract to the True Point Of Beginning.