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2008-002925

Klamath County, Oregon



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03/07/2008 12:33:16 PM

Fee: \$26.00

SPACE RESEI
FOR
RECORDER'SSARA COBIAN
3402 LINDBERG
KLAMATH FALLS, OR. 97601

Grantor's Name and Address

SUSAN A. ZURBRUGG
3402 LINDBERG 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):

Same As Above

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Sara Cobian

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

SARA COBIAN SUSAN A. ZURBRUGG With Survivorship

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 _____ County, State of Oregon, described as follows, to-wit:

Beginning at point on the Southerly line of Orchard Ave. which point is 98 feet east of the Northwest Corner of said Lot 20 and running thence Southeasterly at an angle of 104° 30' with the Southerly line of Orchard Ave. 98° 3 ft more or less to the Southwesterly line of Lot 20 thence Southeasterly along the Southwesterly boundary of Lot 20, 9 ft more or less to the Southeast Corner of Lot 20 thence Continuing on same course feet along the Southerly line of Lot 19 thence Northeasterly to a point on the Southerly line of Orchard Ave. 6 ft. West of the Northeasterly Corner of Lot 20 thence Northeasterly along the Southerly line of Orchard Ave. 39 feet to the point of beginning.

See Attachment

(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 \$ 37.08. [Ⓢ] 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. [Ⓢ] (The sentence between the symbols [Ⓢ], 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 3.7.08; 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 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.

STATE OF OREGON, County of Klamath ss. 3.7.08

This instrument was acknowledged before me on

by Sara Cobian

Notary Public for Oregon

My commission expires

10/10/11

Exhibit A

All that portion of Lots 19 and 20, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the Southerly line of Orchard Avenue, which point is 18 feet East of the Northwest corner of said Lot 20, and running thence Southwesterly at an angle of $104^{\circ} 30'$ with the Southerly line of Orchard Avenue, 38.3 feet, more or less, to the Southwesterly line of Lot 20; thence Southeasterly along the Southwesterly boundary of Lot 20, 9 feet, more or less, to the Southeast corner of Lot 20; thence continuing on same course 9 feet along the Southerly line of Lot 19; thence Northeasterly to a point on the Southerly line of Orchard Avenue 6 feet West of the Northeasterly corner of Lot 20; thence Northwesterly along the Southerly line of Orchard Avenue 38 feet to the point of beginning.