

2008-005693

Klamath County, Oregon



00044515200800056930020022

04/18/2008 03:15:19 PM

Fee: \$26.00

After Recording Return to:

FLOYD ALLEN COBB

11914 Hwy 66
Klamath Falls OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

FLOYD ALLEN COBB

Same as above

ATE:65742ms

WARRANTY DEED
(INDIVIDUAL)

LINA CURTIS, herein called grantor, convey(s) to FLOYD ALLEN COBB, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$200,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated [April 15, 2008].


LINA CURTIS

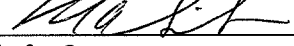
STATE OF OREGON, County of Klamath) ss.

On April 18, 2008 personally appeared the above named LINA CURTIS and acknowledged the foregoing instrument to be her voluntary act and deed.

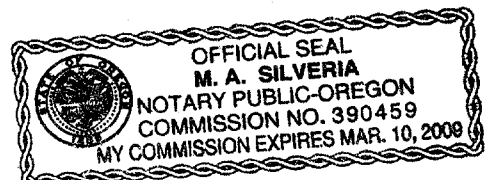
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 65742MS

Before me: 
Notary Public for Oregon
My commission expires: [3/10/09]

Official Seal



#26-A

Exhibit A

A parcel of land lying in the NE 1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of the vacated portion of West Klamath, described as follows:

Beginning at the NE 1/4 corner of the SE 1/4 of the NE 1/4 of said Section; thence North 89° 39' West 1058.26 feet to the Northeast corner of Lot 6 in Block 40 of vacated West Klamath; thence Southeasterly along the Easterly line of vacated Lot 6 to the centerline of vacated Holliday Drive; thence North 89° 34' West along said centerline to its intersection with the Easterly line of Third Street; thence Southeasterly along the Easterly line of Third Street for 542 feet; thence Northeasterly 89° 34' for 1235 feet; thence Northwesterly for 640 feet to the point of beginning.

CODE 007 MAP 3908-013AD TL 00100 KEY #495823