

2008-006513

Klamath County, Oregon



05/06/2008 09:30:14 AM

Fee: \$26.00

AFTER RECORDING RETURN TO:

HUNT & ASSOCIATES, PC
101 SW Main Street, Suite 805
Portland, OR 97204

SEND ALL TAX STATEMENTS TO:

Judy K. Cockrell Revocable Living Trust
c/o Judy K. Cockrell, Trustee
P.O. Box 3510
Lake City, CA 96115

WARRANTY DEED – STATUTORY FORM

Judy K. Cockrell and James T. Cockrell, as husband and wife, as tenants by the entirety (Grantors) convey and warrant to Judy K. Cockrell, as trustee of the Judy K. Cockrell Revocable Living Trust (Grantee), the following described real property, free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon to-wit:

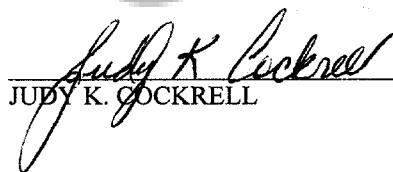
Lot 35, Tract 1432 – Quail Point Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being a replat of Parcel 2 of Land Partition 27-93 and Lots 18-26, Block 10 of Buena Vista Addition, situated in the SW 1/4 of Section 19 and NW 1/4 of Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

This property is free from encumbrances, EXCEPT: all those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true and actual consideration for this conveyance is \$ 0.

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 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 197.352.

IN WITNESS WHEREOF Grantors have executed this instrument on April 23 2008.


JUDY K. COCKRELL


JAMES T. COCKRELL

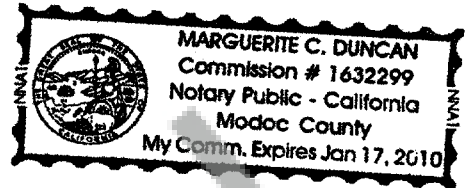
STATE OF CALIF.
COUNTY OF MODOC

On 4-23-08, before me MARGUERITE C. DUNCAN, Notary Public, personally appeared JUDY N. COCKRELL AND JAMES T. COCKRELL, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) *is *are subscribed to the within instrument and acknowledged to me that *he *she *they executed the same in *his *her *their authorized capacity(ies), and that by *his *her *their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIF., that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Marguerite C. Duncan
Notary Public for MODOC CO. CALIF.



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