

2008-007138

Klamath County, Oregon



00046198200800071380020025

05/14/2008 02:33:55 PM

Fee: \$26.00



After recording return to:  
Lawrence Lee Cohen and Cynthia B  
Cohen

Until a change is requested all tax statements  
shall be sent to the following address:  
Lawrence Lee Cohen and Cynthia B  
Cohen

File No.: 7021-1228150 (ALF)  
Date: May 05, 2008

THIS SPACE RE

### STATUTORY WARRANTY DEED

**George Simeonov and Eva Simeonov, as tenants by the entirety**, Grantor, conveys and warrants to **Lawrence Lee Cohen and Cynthia B Cohen, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**THE WEST 198 FEET OF LOT 13, SECTION 7, TOWNSHIP 35 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN.**

**NOTE: This legal description was created prior to January 1, 2008**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$130,000.00**. (Here comply with requirements of ORS 93.030)

FLW

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, 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 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 13<sup>th</sup> day of May, 20 08.

George Simeonov  
George Simeonov

Eva Simeonov  
Eva Simeonov

STATE OF Oregon )  
County of Marion )ss.  
)

This instrument was acknowledged before me on this 13<sup>th</sup> day of May, 20 08  
by **George Simeonov and Eva Simeonov.**

Marta Hanson



Notary Public for Oregon  
My commission expires: 1-7-11