



05/15/2008 10:58:16 AM

Fee: \$26.00

Returned to Counter

DOONALD L. KOCH
P.O. BOX 2337
LAPINE, OR. 97739

TAXES THE SAME

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[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Warranty Deed

Date of this Document: 05-13-2008

Reference Number of Related Documents: LIVING TRUST AGREEMENT

Grantor(s):

Name DONALD L. KOCH
Street Address 9117 SPLIT RAIL RD
City/State/Zip LAPINE, OREGON 97739

Grantee(s):

Name FRANKLIN D. EATON + MARCIA L. EATON
Street Address 136336 FRIENDLY LN
City/State/Zip CRESCENT, OREGON 97733

Abbreviated Legal Description (i.e., lot, block, plat, or section, township, range, quarter/quarter or unit, building and condo name): PARCEL 15, LOCATED IN THE W 1/2 SE 1/4 OF SECTION 27 T23S, R10EWM, KLAMATH COUNTY, OREGON

Assessor's Property Tax Parcel/Account Number(s): 14-877957, & R 137453

For good consideration, FOR THE SUM OF \$1.00 I DONALD L. KOCH
of 9117 SPLIT RAIL RD, LAPINE, OR 97739, County of KLAMATH
State of OREGON, hereby bargain, deed and convey to FRANKLIN D. EATON &
MARCIA L. EATON of 136336 FRIENDLY LN, CRESCENT, OR 97733, CO
County of KLAMATH, State of OREGON, the following described land in ~~CO~~ OWNERSHIP
KLAMATH County, free and clear with WARRANTY COVENANTS; to wit: THERE ARE NO HIDDEN
LIENS OR ENCUMBRANCES ON THIS PROPERTY.

IN CASE OF THE DEATHS OF DONALD L. KOCH & FRANKLIN D. EATON &
MARCIA L. EATON, SHAWN J. EATON & GLENDA EATON ARE
HEREBY NAMED AS BENEFICIARIES.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantor by deed of 14th, dated May, 2008.

WITNESS the hands and seal of said Grantor this 14 day of May, 2008.
Donald L. Koch
Grantor

Grantor

State of Oregon
County of Clatsop

On May 14, 2008, before me, Donald L. Koch, personally appeared _____, personally known to me (or 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.

WITNESS my hand and official seal.

Signature Barbara J. Sullivan

Affiant _____ Known _____ Unknown
ID Produced DL# 561374

(Seal)

