

2008-007397

Klamath County, Oregon



00046508200800073970020022

05/20/2008 11:15:25 AM

Fee: \$26.00

Louise C. Robatcek

Grantor

Louise C. Robatcek, Trustees  
445 Sunset Beach Rd.  
Klamath Falls, OR 97601

Grantee

After recording return to:  
Grantee

Until a change is  
requested, all tax statements  
shall be sent to the following address: Same as Grantee

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Louise C. Robatcek, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Louise C. Robatcek, Trustee of Louise C. Robatcek LIVING TRUST hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in TERMINAL CITY, a duly recorded subdivision in Klamath County, Oregon, which is more particularly described as follows:

Beginning at the Point of Intersection of the North Line of Center Street with the West Line of Midway Avenue; thence West along the North Line of said Center street a distance of 200 feet to its Point of Intersection with the East Line of Summit Avenue; thence North along said East Line of said Summit Avenue a distance of 364 feet to its Point of Intersection with the South Line of the alley in Block 8 of said TERMINAL CITY; thence, East along said South Line of said alley in Block 8 a distance of 200 feet to its Point of Intersection with said alley in Block 8 a distance of 200 feet to its Point of Intersection with West Line of Midway Avenue; thence South along said West Line of said Midway Avenue a distance of 364 feet to the Point of Beginning, said tract of land being all vacated Block 15 and vacated Lots 5, 6, 7 and 8 of Block 8 together with the vacated portion of Halo Street between said Block 15 and Block 8 and the vacated alley lying within said Block 15, all in TERMINAL CITY, Klamath County, Oregon, according to the official plat thereof.

"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."

To Have and to Hold the same unto the said 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 those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of 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 other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 19<sup>th</sup> day of May, 2008.

*Louise C. Robatcek*  
Louise C. Robatcek

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Louise C. Robatcek and acknowledge the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me: *[Signature]*  
Notary Public for Oregon

