

MT082375

THIS SPACE RESERVED FOR RECORDER'S USE



2008-009668

Klamath County, Oregon



00049203200800096680020026

07/02/2008 03:30:49 PM

Fee: \$26.00

After recording return to:

STEVEN A. BOCCHI

229 WASHINGTON STREET

KLAMATH FALLS, OR 97601

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

STEVEN A. BOCCHI

229 WASHINGTON STREET

KLAMATH FALLS, OR 97601

Escrow No. AP0785973

Title No. 0082375

SWD

### STATUTORY WARRANTY DEED

**C & L DEVELOPMENT LLC, AN OREGON LIMITED LIABILITY COMPANY**, Grantor(s) hereby convey and warrant to **STEVEN A. BOCCHI and REBECCA G. BOCCHI, husband and wife**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

#### SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2008-2009 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$105,000.00**.

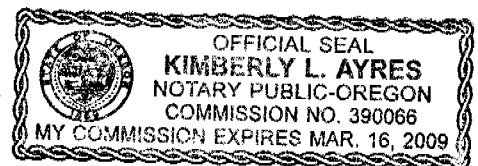
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

Dated this 30<sup>th</sup> day of June, 2008

C & L DEVELOPMENT LLC, AN OREGON LIMITED LIABILITY COMPANY

BY: Curtis V. Womelsdorf  
CURTIS V. WOMELSDORF, AS MEMBER

BY: Lavonne M. Womelsdorf  
LAVONNE M. WOMELSDORF, AS MEMBER



State of Oregon  
County of JACKSON

This instrument was acknowledged before me on 6/30 2008 by CURTIS V. WOMELSDORF AND LAVONNE M. WOMELSDORF AS MEMBERS OF C & L DEVELOPMENT LLC, AN OREGON LIMITED LIABILITY COMPANY.

Kimberly L. Ayres  
(Notary Public for Oregon)  
My commission expires 3-16-09

26 HATT

**See Attached Exhibit "A"**  
**Legal Description**

All of Lot 17 of Tract No. 1465, Madsen Corner Subdivision, according to the official plat thereof on file in the office of the County, Clerk of Klamath County, Oregon

Together with the most Southerly 9.01 feet of Lot 18 of said Tract No. 1465, Madsen Corner Subdivision, according to the official plat thereof on file in the office of the County, Clerk of Klamath County, Oregon

Also together with that part of Lot 20 of said subdivision being more particularly described as follows: Beginning at the corner common to Lots 17, 18 and 20 of said subdivision, thence South  $15^{\circ}14'51''$  East along the line common to Lots 17 and 20, 105.67 feet to the Northerly right-of-way line of Haderlie avenue, 29.50 feet from centerline when measured perpendicularly to said centerline; thence 17.61 feet along the arc of a 120.50 foot radius curve to the right and along said right-of-way line, through a central angle of  $76^{\circ}50'16''$  (the chord of which bears South  $53^{\circ}45'48''$  East, 17.59 feet) to a point of non-tangency; thence leaving said right-of-way line, North  $06^{\circ}25'29''$  West, 113.31 feet to the Westerly property line of said Lot 18; thence South  $15^{\circ}14'51''$  East along said Westerly line, 9.01 feet to the point of beginning.