

MT 83246-SH



THIS SPAC

2008-012927

Klamath County, Oregon



00053289200800129270050050

09/16/2008 11:33:20 AM

Fee: \$41.00

After recording return to:

DONALD R. JIRSA, SR.

5140 GLENWOOD DRIVE

KLAMATH FALLS, OR 97603

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

DONALD R. JIRSA, SR.

5140 GLENWOOD DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT83246-SH

Title No. 0083246

SWD-EM

### STATUTORY WARRANTY DEED

**STEPHANIE POCHATKO and PAUL POCHATKO, as tenants in common, Grantor(s) hereby convey and warrant to DONALD R. JIRSA, SR. and RHONDA J. JIRSA, as tenants by the entirety, 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 **\$80,000.00**.

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.

Al Amt

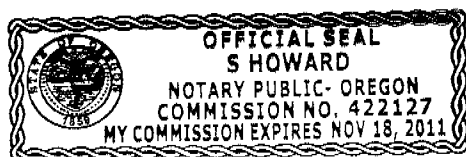
Dated this 12 day of Sept, 2008.

Stephanie Pochatko  
STEPHANIE POCHATKO

X  
\_\_\_\_\_  
PAUL POCHATKO

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept 12, 2008 by STEPHANIE POCHATKO and ~~PAUL~~  
~~POCHATKO~~.



S Howard  
(Notary Public for Oregon)  
My commission expires Nov 18, 2011

Dated this 12 day of SEPT, 08.

STEPHANIE POCHATKO

*Stephanie Pochatko*

PAUL POCHATKO

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on \_\_\_\_\_, 2008, STEPHANIE POCHATKO and PAUL POCHATKO.

*SEE ATTACHED CF*  
\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SOLANO

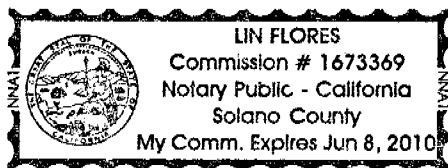
On SEPT. 12, 2008 before me, LIN FLORES NOTARY PUBLIC

personally appeared PAUL POCHATKO

Here Insert Name and Title of the Officer

Name(s) of Signer(s)

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.



709.208.3636

Place Notary Seal Above

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

WITNESS my hand and official seal.

Signature

Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: STATUTORY WARRANTY DEED

Document Date: 9.12.08

Number of Pages: 2

Signer(s) Other Than Named Above: STEPHANIE POCHATKO

### Capacity(ies) Claimed by Signer(s)

Signer's Name: PAUL POCHATKO

- ☒ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

## LEGAL DESCRIPTION

### "EXHIBIT A"

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#### EXHIBIT "A" LEGAL DESCRIPTION

A portion of the SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 624 feet North and 360 feet East of the Southwest corner of the NW1/4 of Section, said point being the Southwest corner of that parcel of land conveyed to Louie Christianson and Inga Christianson as recorded in Deed Volume 176, page 589; thence East 330 feet more or less to the West right of way line of Ogden Street; thence North along said right of way 66 feet; thence West 330 feet; thence South 66 feet to the point of beginning.