

2008-013274

Klamath County, Oregon



00053725200800132740020028

09/24/2008 11:07:04 AM

Fee: \$26.00



After recording return to:
Ervin A. Raab and Callie
Gilchrist/Raab

8150 Dunn Rd
Branan, CA 97603

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

File No.: 7021-1280352 (ALF)

Date: September 03, 2008

THIS SPACE

STATUTORY WARRANTY DEED

Jerry T. Cobb, Grantor, conveys and warrants to **Ervin A. Raab and Callie Gilchrist/Raab, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 7, Block 63, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Subject to:

1. Fiscal year real property taxes, a lien not yet payable.
2. 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.

THIS TRANSACTION IS PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF SAID GRANTEE HEREIN.

The true consideration for this conveyance is **\$101,000.00**. (Here comply with requirements of ORS 93.030)

F26-

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 02 day of Sept, 2008

Jerry T. Cobb
Jerry T. Cobb

STATE OF Oregon)

County of Klamath)

) ss.)
))

This instrument was acknowledged before me on this 02 day of Sept, 2008
by **Jerry T. Cobb.**

Adrien Fleeck

Notary Public for Oregon

My commission expires: 12-3-10

