

UTC 86728-DS

THIS SPACE

2010-000642

Klamath County, Oregon



01/19/2010 03:24:29 PM

Fee: \$42.00

After recording return to:

JOHN E. KOBLOS

9145 Arant Rd.

Klamath Falls, OR 97603

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

JOHN E. KOBLOS

9145 Arant Rd.

Klamath Falls, OR 97603

Escrow No. MT86728-DS

Title No. 0086728

SWD

### STATUTORY WARRANTY DEED

**JACKIE L. LEE AND DORTHE LEE, CO-TRUSTEES OF THE LEE FAMILY TRUST, DATED JUNE 26, 2002**, Grantor(s) hereby convey and warrant to **JOHN E. KOBLOS and FELICE P. KOBLOS, 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:

Lot 2 in Block 1 of SHIELD CREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, Microfilm Records of Klamath County, Oregon.

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:

The true and actual consideration for this conveyance is **\$370,000.00**.

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.

421111

Dated this 19 day of January, 2010.

THE LEE FAMILY TRUST, DATED JUNE 26, 2002

BY: Jackie L. Lee, Trustee  
JACKIE L. LEE, TRUSTEE

BY: Dorthe Lee, Trustee  
DORTHE LEE, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 1-19-, 2010 by JACKIE L. LEE AND DORTHE LEE, CO-TRUSTEE OF THE LEE FAMILY TRUST, DATED JUNE 26, 2002.

Deborah Anne Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-13

