

2010-002484

Klamath County, Oregon



02/19/2010 09:52:26 AM

Fee: \$42.00

After Recording Return to:  
TAMMY COCKRELL

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

SAME AS ABOVE  
ATE 67342

**WARRANTY DEED**  
(INDIVIDUAL)

STEVEN A. LAMBOURNE and LINDA R. LAMBOURNE, TRUSTEES of the LAMBOURNE TRUST  
DATED MARCH 7 1980, herein called grantor, convey(s) to TAMMY COCKRELL, herein called grantee, all  
that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 26, Block 1, Tract No. 1110, according to the official plat thereof on file in the office of the  
Clerk of Klamath County, Oregon

CODE 008 MAP 3512-02400 TL 01700 KEY292551

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants,  
conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the  
land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$20,000.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE  
TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5  
TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF  
CHAPTER 424, OREGON LAWS 2007.

Dated February 11, 2010.

LAMBOURNE TRUST DATED MARCH 7 1980

*Steven A. Lambourne, Trustee*  
BY: STEVEN A. LAMBOURNE, TRUSTEE

*Linda R. Lambourne, Trustee*  
BY: LINDA R. LAMBOURNE, TRUSTEE

STATE OF CALIFORNIA, County of \_\_\_\_\_) ss.

On \_\_\_\_\_, 2009 personally appeared the above named STEVEN A. LAMBOURNE AND  
LINDA R. LAMBOURNE, TRUSTEES OF THE LAMBOURNE TRUST DATED MARCH 7 1980 and  
acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 67342MS

Before me: *Please see new acknowledgment form attached*  
Notary Public for California  
My commission expires: *April 26, 2013*

Official Seal

ATE 42

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

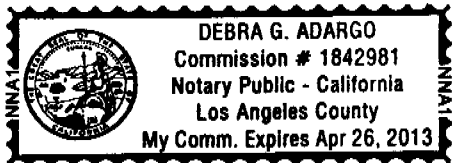
State of California

County of Los Angeles }

On Feb 16, 2010 before me, Debra G Adargo Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Steven Allen Lambourne,  
Name(s) of Signer(s)  
Kinda Ruth Lambourne

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.



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: [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

## 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: Warranty Deed

Document Date: Feb 16, 2010 Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

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

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

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Corporate Officer — Title(s): _____<br><input checked="" type="checkbox"/> Individual<br><input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General<br><input type="checkbox"/> Attorney in Fact<br><input type="checkbox"/> Trustee<br><input type="checkbox"/> Guardian or Conservator<br><input type="checkbox"/> Other: _____ | <p style="text-align: center; margin: 0;"><b>RIGHT THUMBPRINT OF SIGNER</b></p> <p style="text-align: center; margin: 0;"><small>Top of thumb here</small></p> | <input type="checkbox"/> Corporate Officer — Title(s): _____<br><input type="checkbox"/> Individual<br><input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General<br><input type="checkbox"/> Attorney in Fact<br><input type="checkbox"/> Trustee<br><input type="checkbox"/> Guardian or Conservator<br><input type="checkbox"/> Other: _____ | <p style="text-align: center; margin: 0;"><b>RIGHT THUMBPRINT OF SIGNER</b></p> <p style="text-align: center; margin: 0;"><small>Top of thumb here</small></p> |
|--|--|---|--|

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