

2010-002484

Klamath County, Oregon



00080257201000024840020021

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


BY: STEVEN A. 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*
Notary Public for California *form attached*
My commission expires: *April 26, 2013*

Official Seal

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

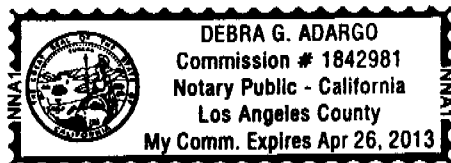
County of Los Angeles

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: [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: _____

☐ Corporate Officer — Title(s): _____ ☐ Corporate Officer — Title(s): _____

☒ Individual ☐ Individual

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact ☐ Attorney in Fact

☐ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here