

NTC 87285-DS

THIS SPACE

2010-003666  
Klamath County, Oregon



03/24/2010 03:07:29 PM

Fee: \$37.00

After recording return to:

ROBERT L. BOGART

3735 Pine Tree Dr.

Klamath Falls, OR 97603

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

ROBERT L. BOGART

3735 Pine Tree Dr.

Klamath Falls, OR 97603

Escrow No. MT87285-DS

Title No. 0087285

SWD r.012910

### STATUTORY WARRANTY DEED

EUGENE

**MARSHAL E. COGBURN**, Grantor(s) hereby convey and warrant to **ROBERT L. BOGART and DEANN M. BOGART**, 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:

Parcel 2 of Land Partition 23-02 being Lot 10 of VILLA ST. CLAIR situated in the NW1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, 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 **\$65,000.00**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 24th day of MARCH, 2010

Marshal Eugene Cogburn  
MARSHAL E. COGBURN  
EUGENE

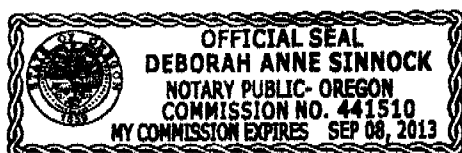
State of Oregon  
County of KLAMATH

EUGENE

This instrument was acknowledged before me on 3-24, 2010 by MARSHAL E. COGBURN.

Deborah Anne Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-13



374mt