

WTC 88543-KR

THIS SPAC

2010-012316

Klamath County, Oregon



After recording return to:

Russell Cochran

552 Via Con Dios

Camarillo, CA 93010

10/19/2010 01:22:03 PM

Fee: \$37.00

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

Russell Cochran

552 Via Con Dios

Camarillo, CA 93010

Escrow No. MT88543-KR

Title No. 0088543

SWD r.012910

STATUTORY WARRANTY DEED

David B. Oxley and Marganne W. Oxley, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Russell Cochran and Linda Cochran, 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:

Parcels 1, 2 and 3 of Land Partition 75-06 being situated in the N1/2 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

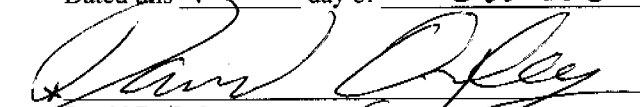
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

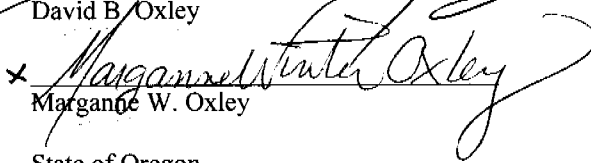
2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$1,155,000.00**.

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 18th day of October, 2010.


David B. Oxley

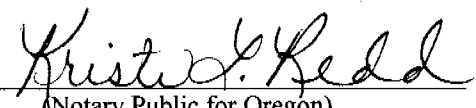

Marganne W. Oxley

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on October 18, 2010 by David B. Oxley and Marganne W. Oxley.




(Notary Public for Oregon)

My commission expires 11/16/2011

37444