

2010-013680

Klamath County, Oregon



00093450201000136800020029

11/30/2010 08:10:57 AM

Fee: \$42.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

Randy and Suzanne Bocchi
6120 Church Hill Drive
Klamath Falls, Oregon 97603

WARRANTY DEED

Randy D. Bocchi and Suzanne E. Bocchi, as tenants by the entirety, Grantors, convey and warrant to Suzanne E. Bocchi, Grantee, the following described real property free of encumbrances except as specifically set forth herein or otherwise of record:

That portion of the NE 1/4 NW 1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of that parcel of land conveyed to El Paso Natural Gas Company, by deed recorded October 12, 1961 in Volume 333, page 145, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM that parcel of land conveyed to Billy J. Skillington by deed recorded May 13, 1985 in Volume M85, page 7110, Microfilm Records of Klamath County, Oregon.

AND EXCEPTING THEREFROM that portion thereof, if any, conveyed to Melvin L. Stewart and Mary Lou Stewart by deed recorded May 30, 1991 in Volume M91, page 10149, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH that portion thereof, if any, granted by deed recorded May 30, 1991 in Volume M91, page 10150, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH those easements for roadway and utility purposes granted by instruments recorded April 21, 1995 in Volume M95, pages 10100, 10106 and 10111, Microfilm Records of Klamath County, Oregon.

Tax Account No. 3809-03600-00400-000
(Affects other property also)

Key No. 451031

There is no consideration for this conveyance. It is done for purposes of estate planning.

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 15 day of October, 2010.

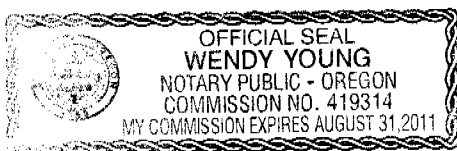
GRANTORS

Randy D. Bocchi
Randy D. Bocchi

Suzanne E. Bocchi
Suzanne E. Bocchi

STATE OF OREGON, County of Klamath) ss.

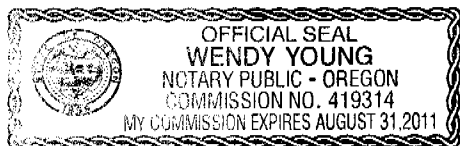
Personally appeared the above-named Randy D. Bocchi the 15 day of Oct., 2010, and acknowledged the foregoing instrument to be his voluntary act. Before me:



Wendy Young
Notary Public for Oregon
My Commission Expires: 8.31.2011

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named Suzanne E. Bocchi the 15 day of Oct., 2010, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Wendy Young
Notary Public for Oregon
My Commission Expires: 8.31.2011