

2011-004048

Klamath County, Oregon



00099535201100040480080086

03/28/2011 11:24:05 AM

Fee: \$72.00

MTC 889163-LW

**RECORDING COVER SHEET**

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON REPRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**After Recording, Return To:**

**Maria Cobian  
P.O. Box 289  
Malin, OR 97632**

- 1. Name of Transaction(s):  
Warranty Deed**
- 2. Direct Party (Grantor):  
JAMIE GRAFF, SARAH KING, MARC H. LEWIS AND RACHEL M. REAL**
- 3. Indirect Party (Grantee):  
MARIA COBIAN**
- 4. True and Actual Consideration Paid:  
18,000.00**
- 5. Legal Description:  
SEE ATTACHED**

72944

UTC 88963-LW

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

MARIA Y. COBIAN

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

MARIA Y. COBIAN

Escrow No. MT88963-LW

Title No. 0088963

SWD r.030211

**STATUTORY WARRANTY DEED**

**JAMIE L. GRAFF, SARAH KING, MARC H. LEWIS AND RACHEL M. REAL WHO ACQUIRED TITLE AS RACHEL M. HERMANN,**

Grantor(s), hereby convey and warrant to

**MARIA Y. COBIAN,**

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:

A tract of land situated in the NW1/4 of Section 15, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of the SW1/4 NW1/4 of said Section 15; thence South 89°46'00" East 741.91 feet to a point on the West line of a County Road; thence South 00°12'12" West along said West line 320.50 feet to a 1/2" iron pin marking the POINT OF BEGINNING of this description; thence continuing South 00°12'12" West along said West line 120.50 feet to a 1/2" iron pin; thence leaving said West line, North 89°45' West 244.50 feet to a 1/2" iron pin; thence North 00°12'12" East 120.50 feet to a 1/2" iron pin; thence South 89°45' East 244.50 feet to the point of beginning.

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:

67 AM 10

The true and actual consideration for this conveyance is \$18,000.00.

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 21 day of March, 2011

THE HEIRS AND/OR DEVISEES OF THE ESTATE OF  
JAMES W. LEWIS

\_\_\_\_\_  
JAMIE L. GRAFF

\_\_\_\_\_  
MARC E. LEWIS

① Sarah King  
\_\_\_\_\_  
SARAH KING

\_\_\_\_\_  
RACHEL M. REAL

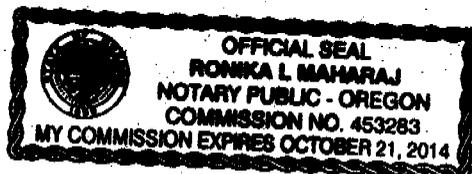
\*\*SIGNED IN COUNTERPART

State of Oregon  
County of Multnomah

This instrument was acknowledged before me on 21st March, 2011 by SARAH KING

Ronika L. Maharaj  
\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires October 21, 2014



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 March, 2011.

THE HEIRS AND/OR DEVISEES OF THE ESTATE OF  
JAMES W. LEWIS

\_\_\_\_\_  
JAMIE L. GRAFF

\_\_\_\_\_  
SARAH KING

\_\_\_\_\_  
MARC E. LEWIS

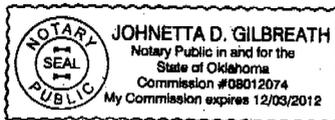
Rachel M. Real  
\_\_\_\_\_  
RACHEL M. REAL

\*\*SIGNED IN COUNTERPART

County Comanche  
State of \_\_\_\_\_  
County of \_\_\_\_\_  
State of Oklahoma

This instrument was acknowledged before me on 3-15, 2011 by RACHEL M. REAL.

Johnetta D. Gilbreath  
\_\_\_\_\_  
(Notary Public)



My commission expires 12-3-12

The true and actual consideration for this conveyance is \$18,000.00.

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 15 day of Mar, 2011

\_\_\_\_\_  
SARAH KING

\_\_\_\_\_  
JAMIE L. GRAFF

\_\_\_\_\_  
RACHEL M. REAL

Marc H. Lewis  
MARC H. LEWIS  
H. mh.

\*\* SIGNED IN COUNTERPART

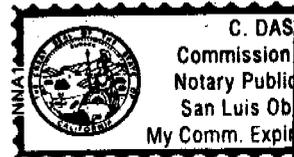
STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_ ss.

SEE ATTACHED FORM FOR  
NOTARY CERTIFICATE

On \_\_\_\_\_, 2011 before me, \_\_\_\_\_ personally appeared MARCH H. LEWIS, personally known to me (or 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 executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_



CALIFORNIA  
ALL PURPOSE CERTIFICATE OF ACKNOWLEDGEMENT

State of California

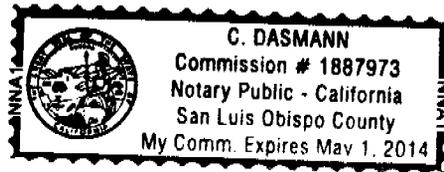
County of San Luis Obispo } SS.

On March 15, 2011 before me, C. Dasmann, Notary Public  
(insert name and title of the officer)

personally appeared Marc H. Lewis  
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.

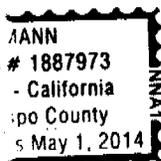
WITNESS my hand and official seal.



C. Dasmann

(signature of notary public)

(seal)

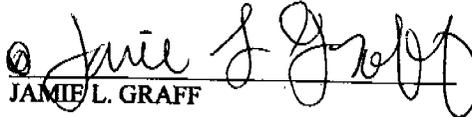


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Dated this 18 day of March, 2011.

\_\_\_\_\_  
SARAH KING

  
JAMIE L. GRAFF

\_\_\_\_\_  
RACHEL M. REAL

\_\_\_\_\_  
MARC E. LEWIS

\*\* SIGNED IN COUNTERPART

STATE OF CALIFORNIA

ss.

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, 2011 before me, \_\_\_\_\_ personally appeared JAMIE L. GRAFF, personally known to me (or 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 executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

*cc. Acknowledgment certificate attached*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of NAPA

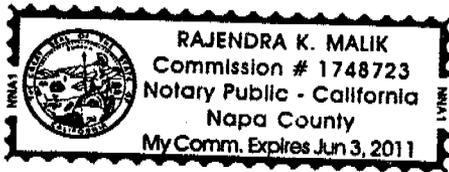
On 3-18-11 before me, RAJENDRA K. MALIK, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared JAMIE L. GRAFF  
Name(s) of Signer(s)

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.



Place Notary Seal Above

Signature [Handwritten Signature]  
Signature of Notary Public

**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: STATUTORY WARRANTY DEED

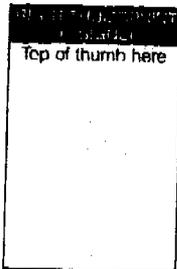
Document Date: 3/18/11 Number of Pages:       

Signer(s) Other Than Named Above:       

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

Signer's Name: JAMIE L. GRAFF

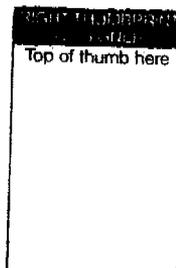
- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: SELF

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

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



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