

2011-004048

Klamath County, Oregon



00099535201100040480080086

03/28/2011 11:24:05 AM

Fee: \$72.00

MT 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**

72-111

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

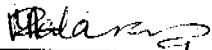
RACHEL M. REAL

**SIGNED IN COUNTERPART

State of Oregon

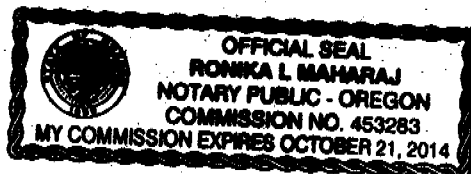
County of Multnomah

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



(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

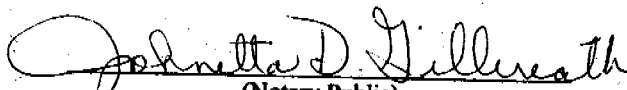
MARC E. LEWIS

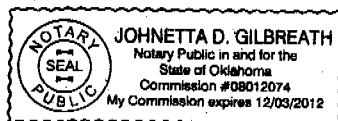

RACHEL M. REAL

**SIGNED IN COUNTERPART

County Comanche
State of Oklahoma

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


(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

ss.

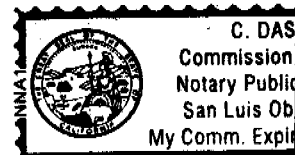
COUNTY OF

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

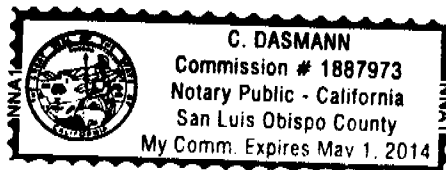
County of San Luis Obispo } SS.

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.

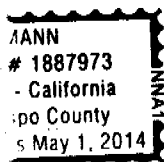
WITNESS my hand and official seal.



C. Dasmann

(signature of notary public)

(seal)



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

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Dated this 18 day of March, 2011.

SARAH KING

Jamie L. Graff
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

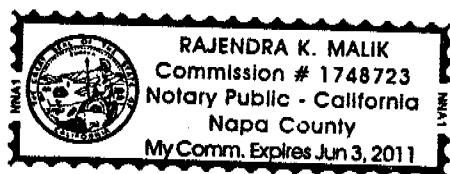
On 3-18-11 before me, RAJENDRA K. MALIK, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

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 [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: 1

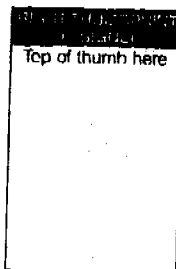
Signer(s) Other Than Named Above: _____

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: _____

