

2012-002465

Klamath County, Oregon



00114985201200024650050054

03/08/2012 10:36:45 AM

Fee: NO FEE

Grantor's Name and Address

James Hubbard and Marjorie Hubbard
C/O Michael Hubbard
PO Box 374
Bonanza, OR 97623

Grantee's Name

Klamath County, Public Works
Government Center, 305 Main Street
Klamath Falls, OR 97601

After Recording Return To:

Klamath County, Public Works
Government Center, 305 Main Street
Klamath Falls, OR 97601

**Unless a change is requested all taxes
shall be sent to: Grantor**

**WARRANTY DEED
STATUTORY FORM**

James M. Hubbard and Marjorie A. Hubbard, As tenants by the Entirety (hereinafter referred to as Grantor whether singular or plural), for and in consideration of valuable consideration as set out in part below, hereby conveys and warrants to **Klamath County**, its heirs and assigns (hereinafter referred to as Grantee), the following described real property, free of encumbrances except as specifically set forth herein, situated in the City of Bonanza, County of Klamath, State of OR, that is bounded and described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated by reference and made part of this document as though fully incorporated herein.

And generally shown on:

See Exhibit "B" attached hereto and incorporated by reference and made part of this document as though fully incorporated herein.

Reserving, however, unto the Grantor, its successors and assigns, the following: NONE.

The true consideration for this conveyance is **Nine Thousand Seven Hundred and No/100 Dollars (\$9,700.00)** and other good and valuable consideration (as specified per the requirements of ORS 93.040).

Said property is free and clear of taxes, liens and encumbrances, except Conditions, Restrictions, Restrictive Covenants and Easements of Record, if any.

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.

It is understood and agreed that the delivery of this deed is hereby tendered and the terms and obligations hereof shall not become binding until this document is accepted and approved by Klamath County.

DATED this 14th day of Feb., 2012.

Grantors

James M. Hubbard
James M. Hubbard by ~~Michael Hubbard, as Attorney in fact~~

Marjorie A. Hubbard
Marjorie A. Hubbard by ~~Michael Hubbard, as Attorney in fact~~

STATE OF OREGON)
)ss.
County of Klamath)

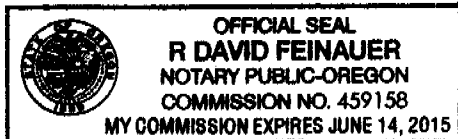
On this ____ day of _____, 2012, before me personally appeared ~~Michael Hubbard~~ JAMES M. proved to me on the basis of satisfactory evidence or personally known to me to be the person whose name is subscribed to the within instrument as the attorney in fact of James M. Hubbard, and acknowledged that he subscribed the name of James Hubbard thereto as principal, and his own name as attorney in fact.

Notary Public for Oregon
My commission Expires: _____

STATE OF OREGON)
)ss.

State of Oregon)
) ss
County of Klamath)

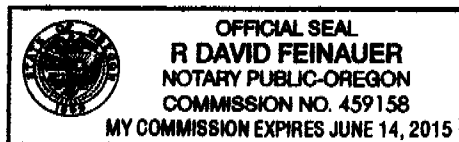
This instrument was acknowledged before me on February 14, 2012
by James M. Hubbard.



R David Feinauer
Notary Public for Oregon
My Commission Expires: 6/14/15

State of Oregon)
) ss
County of Klamath)

This instrument was acknowledged before me on February 14, 2012
by Marjorie A. Hubbard.



R David Feinauer
Notary Public for Oregon
My Commission Expires: 6/14/15

EXHIBIT "A"

Legal Description for Right of Way East Langell Valley Bridge Project Bonanza, Oregon

A parcel of land situated in the NE1/4 SW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, said parcel being a portion of vacated Central Street and vacated Mills Street located in "The First Addition to Bonanza, Oregon", a duly recorded subdivision on file in the Klamath County Clerks Office, said parcel being more particularly described as follows:

Beginning at the most northerly corner of Lot 1, Block 20 of said "First Addition to Bonanza, Oregon"; thence North 33°21'13" East, 33.00 feet along the northeasterly extension of the northwesterly line of said Lot 1 to its intersection with the centerline of Central Street; thence South 56°38'47" East, 173.00 feet along the centerline of Central Street to its intersection with the centerline of Mills Street; thence North 33°21'13" East, 47.83 feet along the centerline of Mills Street to its intersection with the east line of said NE1/4 SW1/4 of Section 10; thence South 00°20'13" East, 97.14 feet along said east line of the NE1/4 SW1/4 of Section 10 to its intersection with the southeasterly extension of the northeasterly line of said Lot 1; thence North 56°38'47" West, 226.89 feet along said southeasterly extension and northeasterly line of said Lot 1 to the point of beginning. Described parcel containing 7,887 square feet more or less.

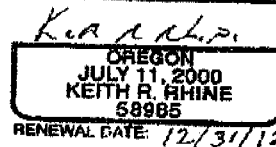


EXHIBIT "B"

