



00127018201200125210030032

11/09/2012 01:02:10 PM

Fee: \$47.00

#JNTLV-00009745

WARRANTY DEED

Comment on statutory warranty deed: The statutory warranty deed carries a covenant of seisin, a covenant of right to convey, a covenant against encumbrances and a covenant of general warranty. It passes the entire purported interest of the grantor at the date of deed and any after acquired title of the grantor, and the grantor is estopped from asserting less interest at the date of the deed than that purported in the deed.

~~After recording return to:~~

James N. Hubbard and Sandy Hubbard

10418 Brennan Drive

Keno, OR 97627

AFTER RECORDING RETURN TO:
DOCUMENT PROCESSING SOLUTIONS, INC.
590 W. LAMBERT RD
BREA, CA 92821

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

[SAME AS ABOVE] James N. Hubbard, 10418 Brennan Dr, Keno, OR.
97627

STATUTORY WARRANTY DEED

James N. Hubbard, a married man as his sole and separate property, Grantor, conveys and warrants to **James N. Hubbard and Sandy Hubbard, Husband and Wife**, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Attached exhibit A

10418 Brennan Drive Keno, OR 97627

This property is free of encumbrances, EXCEPT: [If there are to be exceptions to the covenants, here insert such exceptions.]

The true consideration for this conveyance is \$0.00. [Here comply with requirements of ORS 93.030.]

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. [This text is required by ORS 93.040.]

Dated this 20 day of Oct, 2012

James N. Hubbard

[Attach Notary Acknowledgment for Grantor]

INDIVIDUAL ACKNOWLEDGMENT

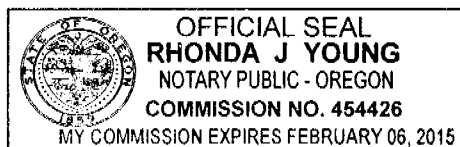
State/Commonwealth of OREGON }
County of KLAMATH } ss.

On this the 20 day of OCT, 2012, before
me, RHONDA J YOUNG, the undersigned Notary
Public, personally appeared JAMES N HUBBARD

Name(s) of Signer(s)

☐ 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 he/she/they
executed the same for the purposes therein
stated.

WITNESS my hand and official seal.

Rhonda J Young
Signature of Notary Public

RHONDA J YOUNG KLAMATH CO. OREGON

Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Any Stamp Above

OPTIONAL

Although the information in this section 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: WARRANTY DEED

Document Date: 10-20-12 Number of Pages: 2 WITH THIS PG

Signer(s) Other Than Named Above: SANDY HUBBARD

Right Thumbprint
of Signer

Top of thumb here:

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF Oregon, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF LAND PARTITION 2-08, BEING A REPLAT OF PARCEL 2 OF MINOR LAND PARTITION 5-87, BEING PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Parcel ID: 3907-036D0-01300-000

Commonly known as 10418 Brennan Drive, Keno, OR 97627
However, by showing this address no additional coverage is provided