

**2012-012961**

Klamath County, Oregon

11/20/2012 03:35:09 PM

Fee: \$42.00

After recording return to:

John Bocchi, Sr.5326 BryantKlamath Falls, OR 97603

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

John Bocchi, Sr.5326 BryantKlamath Falls, OR 97603Escrow No. MT95538-KRTitle No. 0095538

SWD r.020212

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**STATUTORY WARRANTY DEED****Melvin L. Stewart and Mary Lou Stewart, Trustees of The Stewart Revocable Living Trust Dated 10/20/06,**

Grantor(s), hereby convey and warrant to

**John Bocchi, Sr. and Donna Bocchi, as tenants by the entirety,**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:

Lot 11 of Tract 1289 FOURTH ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with a tract of land being a portion of Lot 10 of "Tract 1289 – FOURTH ADDITION TO EAST HILLS ESTATES, situated in the SE1/4 NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southerly corner common to Lot 11 and said Lot 10; thence North 05 °16'15" East, along the line common to said Lots 10 and 11, 234.86 feet; thence, leaving said lot line, South 28 °24'35" East 30.66 feet; thence South 05 °16'15" West 208.96 feet to a point on the Southerly line of said Lot 10; thence, on the arc of a curve to the right (Radius point bears North 02 °38'14" East 370.00 feet and central angle equals 02 °38'14" East 370.00 feet and central angle equals 02 °38'00") 17.01 feet to the point of beginning, with bearings based on the plat of "Tract 1289-FOURTH ADDITION TO EAST HILLS ESTATES", on file at the office of the Klamath County Surveyor. (Property Line Adjustment 1-02)

The true and actual consideration for this conveyance is **\$445,000.00**.

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:

42 AMT

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 16th day of November, 2012.

The Stewart Revocable Living Trust Dated 10/20/06

BY: Melvin L. Stewart  
Melvin L. Stewart, Trustee

BY: Mary Lou Stewart  
Mary Lou Stewart, Trustee

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Nov. 16, 2012 by Melvin L. Stewart and Mary Lou Stewart, Trustees of The Stewart Revocable Living Trust Dated 10/20/06.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2015

