

1st 2370347-LW

2015-001376  
Klamath County, Oregon  
02/17/2015 01:34:58 PM  
Fee: \$52.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
David Noble and Cheri Noble  
26161 Hwy 70  
Bonanza, OR 97623

Until a change is requested all tax  
statements shall be sent to the  
following address:  
David Noble and Cheri Noble  
26161 Hwy 70  
Bonanza, OR 97623

File No.: 7021-2370347 (LW)  
Date: January 23, 2015

**STATUTORY WARRANTY DEED**

**Keith Jacobs**, Grantor, conveys and warrants to **David Noble and Cheri Noble, husband and wife as Tenants by the Entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

- 1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$95,000.00**. (Here comply with requirements of ORS 93.030)

F.  
57.00

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, 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.

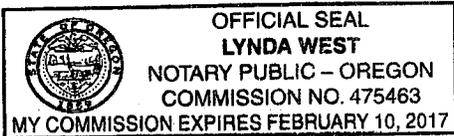
Dated this 13 day of February, 2015.

Keith Jacobs  
Keith Jacobs

STATE OF Oregon )  
)ss.  
County of Klamath )

This instrument was acknowledged before me on this 13 day of February, 2015 by **Keith Jacobs**.

Lynda West  
Notary Public for Oregon  
My commission expires: 2-10-17



APN: R484354

Statutory Warranty Deed  
- continued

File No.: 7021-2370347 (LW)

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**The SE1/4 NW1/4 and NE1/4 SW1/4 lying North of the Northerly right of way line of the Dairy-Bonanza Highway in Section 36, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.**

**EXCEPTING THEREFROM that portion conveyed to J.B. Horsley, et ux, by deed dated November 8, 1945 and recorded February 11, 1946 in Volume 185 Page 124, deed records of Klamath County, Oregon.**