

1872385656-LW



After recording return to:  
Kenneth Edward Gobbin  
30752 Bluebill Ln  
Bonanza, OR 97623

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Kenneth Edward Gobbin  
30752 Bluebill Ln  
Bonanza, OR 97623

File No.: 7021-2385656 (LW)  
Date: February 04, 2015

THIS SPACE RESERVED FOR RECORD

2015-002492

Klamath County, Oregon

03/20/2015 03:07:58 PM

Fee: \$52.00

### STATUTORY WARRANTY DEED

**Scott A. Hoglund and Carla L. Hoglund as tenants by the entirety**, Grantor, conveys and warrants to **Kenneth Edward Gobbin**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

**Parcel One:**

**Lot 24 and 28, Block 45, Klamath Falls Forest Estates, Highway 66 Unit, Plat #2, according to the plat thereof, records of County of Klamath, Oregon**

**Except that portion of Lot 24 described as follows:**

**Beginning at the Northerly corner common to said Lots 23 and 24, Block 45 of said plat, thence South 42°47'47" West along the line common to said Lots 23 and 24 a distance of 236.20 feet; thence North 48°25'05" West 56.52 feet; thence North 42°47'47" East 196.76 feet to a point on the Northerly line of said Lot 24; thence South 82°55'26" East 69.60 feet to the point of beginning.**

**Parcel Two:**

**That portion of Lot 23, Block 45, Klamath Falls Forest Estates, Highway 66 Unit, Plat #2, according to the plat thereof, records of Klamath County, Oregon, described as follows:**

*Consideration \$137,000.00*

*F.  
57.00*

**Beginning at a point on the line common to said Lots 23 and 24, Block 45, of said plat, from which the Northerly corner common to said Lots 23 and 24 bears North 42°47'47" East 236.20 feet; thence South 48°25'05" East 77.50 feet; thence South 43°44'53" West 161.53 feet to a point on the Southwesterly line of said Lot 23; thence North 47°12'13" West, along said Southerly line 74.80 feet to the Southerly corner common to said Lots 23 and 24; thence North 42°47'47" East 159.86 feet to the point of beginning.**

**Subject to:**

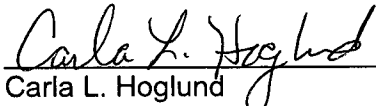
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$137,000.00**. (Here comply with requirements of ORS 93.030)

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 20 day of MARCH, 2015.

  
Scott A. Hoglund

  
Carla L. Hoglund

STATE OF Oregon )  
)ss.  
County of Klamath )

This instrument was acknowledged before me on this 20 day of MARCH, 2015  
by **Scott A. Hoglund and Carla L. Hoglund.**

  
Notary Public for Oregon

My commission expires: 2-10-17

