



THIS SPACE RESERVED FOR

2018-013040

Klamath County, Oregon

10/25/2018 11:29:01 AM

Fee: \$97.00

After recording return to:

Nancy Cochran

2620 Memorial Drive

Klamath Falls, OR 97601

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

Nancy Cochran

2620 Memorial Drive

Klamath Falls, OR 97601

File No. 262198AM

STATUTORY WARRANTY DEED

Bonnie Kay Brayton, who acquired title as Bonnie Cuadra who also appears of record as Bonnie K. Cuadra,
Grantor(s), hereby convey and warrant to

Nancy Cochran,

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$80,000.00.

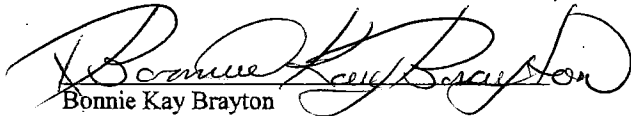
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2018-2019 Real Property Taxes, a lien not yet due and payable.

97


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.

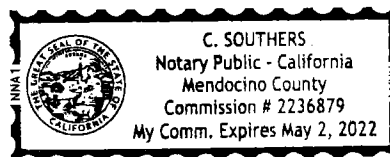
Dated this 24th day of October, 2018


Bonnie Kay Brayton

State of CALIFORNIA ss
County of MENDOCINO

On this 24th day of OCTOBER, 2018, before me, C. SOUTHERS a Notary Public in and for said state, personally appeared Bonnie Kay Brayton, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of CALIFORNIA
Residing at: FORT BRAGG CA
Commission Expires: MAY 2, 2022



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)SS
COUNTY OF MENDOCINO)

On OCTOBER 24, 2018 before me, C. SOUTHERS, Notary Public, personally appeared BONNIE KAY BRAYTON

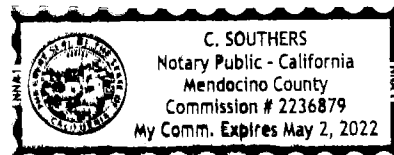
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

C. SOUTHERS



This area for official notarial seal.

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER(S) TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: STATUTORY WARRANTY DEED
NUMBER OF PAGES 3 DATE OF DOCUMENT OCTOBER 24, 2018
SIGNER(S) OTHER THAN NAMED ABOVE —

EXHIBIT "A"

262198AM

A parcel of land in the vacated portion of Westover Terraces and lying in the NE 1/4 NW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, and which was formerly described as Lot 12, Block 12 of Westover Terraces, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southwesterly right of way line of Cumberland Road, a county road in Section 8 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point of beginning is South 0°38' East 585.07 feet and North 89°22' East, 545.45 feet from the Northwest corner of Westover Terraces, a platted subdivision in Klamath County, Oregon; thence North 24°45' West along the Southwesterly right of way of said Cumberland Road, a distance of 50 feet; thence South 65° 15' West, 100 feet; thence South 24°45' East, 50 feet; thence North 65°15' East, 100 feet to the point of beginning.

Together with

A Parcel of land situated in the NE1/4 of the NW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, being more particularly described as follows:

Beginning at the northwest corner of that property described in Deed Volume M00, Page 4227; South 66°06'20" West, 15.00 feet; thence parallel with the southwesterly right-of-way line of Memorial Drive, North 23°53'40" West, 70.00 feet; thence North 66°06'20" East, 115.00 feet; to said southwesterly right-of-way line; thence, along said southwesterly right-of-way line, South 23°53'40" East, 20.00 feet; thence, along the northwesterly line of that property described in Deed Volume 2006-018291, South 66°06'20" West, 100.00 feet; thence along the southwesterly line of said Deed Volume, South 23°53'40" East, 50.00 feet to the point of beginning.