

2022-008311

Klamath County, Oregon

GRANTORS NAME AND ADDRESS

JAMES L. COBINE and MARSHA M. COBINE
2926 Front Street Unit A-1
Klamath Falls, Oregon 97601



00302781202200083110020029

07/07/2022 02:12:04 PM

Fee: \$87.00

GRANTEES NAME AND ADDRESS

JAMES COBINE and MARSHA COBINE, Trustees of
the JIM AND MARSHA COBINE REVOCABLE TRUST
2926 Front Street Unit A-1
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law
435 Oak Avenue
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO

GRANTEES
2926 Front Street Unit A-1
Klamath Falls, Oregon 97601

WARRANTY DEED - STATUTORY FORM

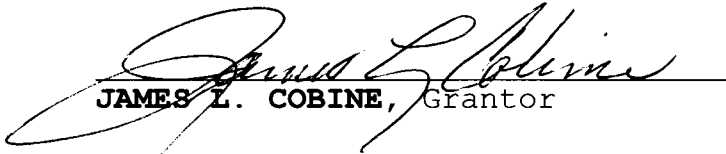
JAMES L. COBINE and MARSHA M. COBINE, Grantors, convey and warrant to JAMES COBINE and MARSHA COBINE, Trustees of the JIM AND MARSHA COBINE REVOCABLE TRUST uad 7 - 7-2022 Grantees, all of that certain real property described as follows:

Unit No. A-1 of HARBOR ISLES CONDOMINIUMS, PHASE I, TRACT 1238, and further described in that certain Declaration recorded in Volume M83, page 21250 of the Deed Records of Klamath County, Oregon, appertaining to that real property situated in Klamath Falls, Oregon, and more completely described in said Declaration, which Declaration is incorporated herein by reference and made a part hereof as if fully set forth herein, together with an undivided interest in the general common elements appertaining to said condominium as set forth in said Declaration, and said Condominium Unit shall be used subject to the provisions, covenants, restrictions, and limitations as set forth in said Declaration, including the plans, and other exhibits which are a part thereof and the Bylaws of Harbor Isles Condominium Owner's Association recorded simultaneously therewith.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

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


JAMES L. COBINE, Grantor


MARSHA M. COBINE, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 7th day of July, 2022, by **JAMES L. COBINE** and **MARSHA M. COBINE**, Grantors.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-7-23