

41458

WARRANTY DEED

Vol. 184 Page 16379

This Indenture Witnesseth, THAT SARA MARTINEZ COBIAN, who took title as

Sara Martinez, hereinafter known as grantor for the consideration hereinafter recited, has bargained and sold, and by these presents do es grant, bargain, sell and convey unto

EILEEN AVILA and TABITA ORTIZ, Grantees

their heirs and assigns, the following described premises, situated in

Klamath County,

Oregon, to-wit:

Lots 1 and 2, Block 19, CHELSEA ADDITION according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Subject to reservations, restrictions, easements and rights of way of record and those apparent on the land; also subject to the ASIS Condition of the land and improvements located thereon; also subject to real property taxes for the year 1984-85 which are now a lien.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

The true and actual consideration for this transfer is \$4,000.00

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee their heirs and assigns forever. And the said grantor do hereby covenant to and with the said grantees, their heirs and assigns, that Grantor the owner in fee simple of said premises; that they are free from all incumbrances, except those set forth above and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of September 1984

Sara M. Cobian

Sara Martinez Cobian

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. September 13, 1984

Personally appeared the above named Sara Martinez Cobian

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

William M. Ganong

Notary Public for Oregon.

My commission expires 11-2-86

After recording return to:

William M. Ganong

1151 Pine Street

Klamath Falls, Oregon 97601

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

Eileen Avila

520 Rickenbacker

Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 21 day of September, 1984 at 2:12 o'clock P. M., and recorded in book 184 on page 16379. Record of Deeds of said County.

Witness my hand and seal of County affixed.

EVELYN BIEHN

County Clerk-Recorder

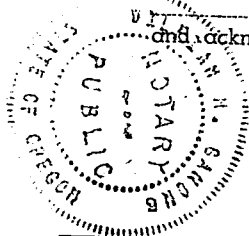
By *Pam Smith*

Fee: \$4.00

Index: \$1.00

Deputy

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84 SEP 21 PM 2



OK
5.00