

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANTONIO H. COBIAN and SARA COBIAN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 10 and the East 10 feet of Lot 11, Block 47 of the SUPPLEMENTAL PLAT OF THE CITY OF MALIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 4112 015CB 03500

### MOUNTAIN TITLE COMPANY

"This instrument will 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 approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6,000.00.  
~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 6,000.00.~~  
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~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 6,000.00.~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19th day of February, 19 90; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Darrell Walker

Darrell Walker

STATE OF OREGON, County of Jackson ) ss.  
2-19, 19 90

Personally appeared Darrell Walker and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

STATE OF OREGON, )  
 County of Klamath Jackson ) ss.  
 February 19, 19 90

Personally appeared the above named \_\_\_\_\_  
Darrell Walker

I, \_\_\_\_\_ and acknowledged the foregoing instrument to be his \_\_\_\_\_ voluntary act and deed.

Nettie L. Matthews  
**NETTIE L. MATTHEWS**  
 NOTARY PUBLIC-OREGON  
 My Commission Expires 11-12-90

SEAL) Notary Public for Oregon  
 My commission expires:

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument by their voluntary act and deed.

Before me: Nettie L. Matthews (OFFICIAL SEAL)  
**NETTIE L. MATTHEWS**  
 NOTARY PUBLIC-OREGON

Notary Public for Oregon Commission Expires 11-12-90  
 My commission expires:

Darrell Walker	
186 E. Gregory Rd	
Central Point, OR 97502	
GRANTOR'S NAME AND ADDRESS	
Antonio & Sara Cobian	
P.O. Box 289	
Malin, OR 97632	
GRANTEE'S NAME AND ADDRESS	
Antonio & Sara Cobian	
P.O. Box 289	
Malin, OR 97632	
NAME, ADDRESS, ZIP	
Antonio & Sara Cobian	
P.O. Box 289	
Malin, OR 97632	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ) ss.  
 County of Klamath  
 I certify that the within instrument was received for record on the 20th day of Feb., 19 90, at 2:01 o'clock P. M., and recorded in book M90 on page 3263 or as file/reel number 11507, Record of Deeds of said county.  
 Witness my hand and seal of County affixed.  
Evelyn Biehn, County Clerk  
 Recording Officer  
Pauline Muehlenberg, Deputy