

56818

WARRANTY DEED

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mtz 29004-KR

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KNOW ALL MEN BY THESE PRESENTS, That GEORGE DAVID SEBASTIAN and DEANNA JOY SEBASTIAN, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN E. KOBLOS and FELICE P. KOBLOS, husband and wife, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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 those of record and those apparent upon the land, if any, as 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 \$ 86,000.00

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.

5. Witness Whereof the grantor has executed this instrument this 21 day of January, 1993.

In Witness Whereof, the grantor has executed this instrument this 21 day of January, 1993; 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.

STATE OF ~~ARKANSAS~~ NEW MEXICO)
County of Bernalillo) ss.
January 21, 1993.

Personally appeared the above named _____
GEORGE DAVID SEBASTIAN

DEANNA JOY SEBASTIAN

_____ and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me: Susan Martinez
Notary Public for ~~Oregon~~ **NEW MEXICO**

Notary Public for ~~Oregon~~ NEW MEXICO
My commission expires: 7/12/95
OFFICIAL SEAL

SUSAN MARTINEZ
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed With Secretary of State
My Commission Expires 7/12/95

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, _____ president, and by _____, _____ secretary of _____.

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

GEORGE DAVID SEBASTIAN and DEANNA JOY SEBASTIAN
1546 OATRON CT SE
ALBUQUERQUE, NM 87123

GRANTOR'S NAME AND ADDRESS
JOHN E. KOBLOS and FELICE P. KOBLOS
380 COLEMAN DR.
DIXON, CA 95620

After receiving return by:
JOHN E. KOBLOS and FELICE P. KOBLOS
380 COLEMAN DR.
DIXON, CA 95620

NAME, ADDRESS, ZIP

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

JOHN E. KOBLOS and FELICE P. KOBLOS
380 COLEMAN DR.
DIXON, CA 95620

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 3, Block 2 TRACT 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided one-third (1/3) interest in that well, pump and pumphouse located on Lot 2, Block 2, TRACT NO. 1083 CEDAR TRAILS along with access to said well from Lot 2 for the purpose of establishing a pipeline and for the purpose of maintaining said pipeline, said one-third interest to the above described well and the above described easement shall be for the benefit of said Lot 3 and shall run with the land. Also said one-third interest and easement described herein shall be contingent upon the resident of said Lot 3 whoever he or she may be, contributing to one-third of the cost of repairing, maintaining and operating said well, pump and pumphouse and it is meant by this conveyance and that all subsequent purchasers of said Lot 3 shall be bound by the terms of this conveyance and that their rights in said well, pump and pumphouse and easements shall be contingent upon their so sharing in the expenses described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 26th day
of Jan. A.D., 19 93 at 11:53 o'clock A. M., and duly recorded in Vol. M93,
of Deeds on Page 1882.

Evelyn Biehn County Clerk
By Pauline Mulendare

FEE \$35.00