

WARRANTY DEED

#03042297

AFTER RECORDING RETURN TO:

JOSE COBIAN

P.O. BOX 289

MALIN, OR 97631

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

THEODORE PHILLIP ROLLER and ANNE LUDELL ROLLER, husband and wife
hereinafter called GRANTOR(S), convey(s) to JOSE COBIAN
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lots 19, 20 and 21, Block 53, MALIN, in the County of Klamath,
State of Oregon.

Code 13 Map 4112-1508 TL 6300

Code 13 Map 4112-1508 TL 6400



"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 FEI TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$45,000.00.

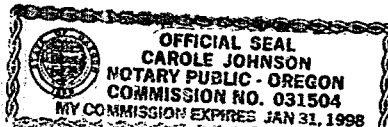
In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 26th day of September, 1994.

Theodore Phillip Roller
THEODORE PHILLIP ROLLER

Anne Luella Roller
ANNE LUDELL ROLLER

STATE OF OREGON)
County of Klamath) ss.



The foregoing instrument was acknowledged before me this 26th
day of September, 1994, by THEODORE PHILLIP ROLLER and ANNE
LUDELL ROLLER

Before me: Carol Johnson
Notary Public for Oregon
My Commission Expires: 1-31-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 26th day
of Sept A.D., 19 94 at 10:49 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 30106

FEE \$30.00

Evelyn Biehn - County Clerk

By Dorene Mulendore