

20568

JUN 28 10:57

WARRANTY DEED

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Klamath County School District,

(Grantor(s) hereby grant, bargain, sell and convey to:

MIGUEL COBIAN,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

Lots 1,2,3,4,5,6,7, and 8 in Block 40 of Malin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3007 GRIENLIEF, MALIN, OR 97632

Dated this 27 day of June, 1996

Klamath County School District

BY:

Kent G. Stephens

BUSINESS MANAGER

KENT G. STEPHENS

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 27, 1996

by KENT G. STEPHENS

as BUSINESS MANAGER

of Klamath County School District

Notary Public of Oregon

My commission expires 5/25/2000

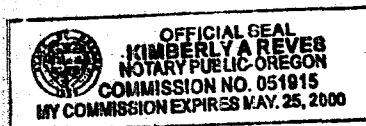
ESCROW NO. MT38345-KA

Return to:

MIGUEL COBIAN

~~XXXXXXXXXXXX~~ P.O. Box 441

MALIN, OR 97632



STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 28th day of June A.D., 1996
at 10:57 o'clock A.M. and duly recorded
in Vol. 196 of Deeds Page 19242

Bernetha G. Letsch, County Clerk

By

[Signature]

Deputy.

Fee, \$30.00