

NS

35686

97 APR -9 AM 107

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SARA G. AND ANTONIO COBIAN
3402 LINDBERG ST.
KLAMATH FALLS, OR 97601

HORACIO COBIAN MENDEZ
P.O. BOX 433
MALIN, OR. 97432

After recording, return to (Name, Address, Zip):

HORACIO COBIAN MENDEZ
P.O. BOX 433
MALIN, OR. 97432

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME AS ABOVE

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 9th day of April, 1997, at 11:07 o'clock A.M., and recorded in book/reel/volume No. M97 on page 10484 and/or as fee/file/instrument/microfilm/reception No. 35686, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

Fee: \$30.00

By Kathleen Roar, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that SARA G. AND ANTONIO COBIAN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by HORACIO COBIAN MENDEZ,

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath Falls County, State of Oregon, described as follows, to-wit:

LOT 5 Block 19 Chelsea

MAP # R-3809-019AD-03400-000

ACCOUNT # R433597

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the 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 \$ 100.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

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

In witness whereof, the grantor has executed this instrument this 9 day of April, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

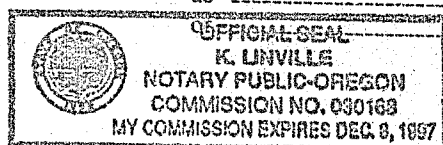
Sara G. Cobian
Antonio Cobian

STATE OF OREGON, County of Klamath } ss.

This instrument was acknowledged before me on 9 day of April, 1997, by Sara G. Cobian and Antonio Cobian

This instrument was acknowledged before me on _____, 19____, by _____

as _____



K. Unville
Notary Public for Oregon
My commission expires 12-8-97

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