

NS

35687

97 APR -9 11:07 Vol. M97 Page 10485

SARA G. and ANTONIO COBIAN  
3402 Lindberg St.  
Klamath Falls, OR. 97601

HORACIO COBIAN MENDRIZ  
P.O. Box 289  
Malin, OR. 97632

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

HORACIO COBIAN MENDRIZ  
P.O. Box 289  
Malin, OR. 97632

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

SAME AS ABOVE

SPACE RESERVED  
FOR  
RECORDER'S USESTATE 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  
10485 and/or as fee/file/instru-  
 ment/microfilm/reception No. 35687,  
 Record of Deeds of said County.

Witness my hand and seal of County  
affixed.

Bernetha G. Letsch, Co. Clerk  
 NAME TITLE

By Kathleen Rose, Deputy.

Fee: \$30.00

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that SARA G. AND ANTONIO COBIANhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by HORACIO COBIAN MENDRIZ

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 KIAMATH County, State of Oregon, described as follows, to-wit:

Chelsea, Block 19, Lot 6

ACCOUNT # R433613

MAP # R-3809-019AD-03500-000

(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):

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 ☐, 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 REGU-  
 LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
 PRIATE 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

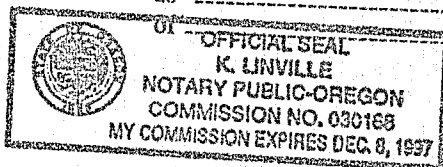
Antonio H. Cobian

STATE OF OREGON, County of Klamath

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

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
 by \_\_\_\_\_

as \_\_\_\_\_



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