



WARRANTY DEED

ATC #03048235

AFTER RECORDING RETURN TO:

MIGUEL H. COBIAN

PO BOX 441MALIN, OR 97632

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

GILBERTO Z. MEDINA, hereinafter called GRANTOR, of the County of Malheur, State of Oregon, do hereby grant, sell, convey and warrant unto MIGUEL H. COBIAN, hereinafter called GRANTEE, all that and parcel of land situated in Malheur County, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND THIS DEED BEING A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

"THIS INSTRUMENT" WILL NOT ALLOW HAS OF THE GRANTOR'S SIGNATURE THIS INSTRUMENT IN VIOLATION OF APPLICABLE AND APPLICABLE REGULATIONS. BEFORE SIGNING OR ACCEPTING THE DEED, THE GRANTEE SHALL ACQUIRE THE TITLE TO THE PROPERTY FROM THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVALS AND TO DETERMINE ANY LIMITS ON, AMOUNTS OF, FARMING OR FOREST PRACTICES AS APPLICABLE IN THE COUNTY.

and (hereinafter) that grantor is the owner of the above described property free of all encumbrances, except as otherwise stated hereon, and that grantor warrants that the title to the property is free of all encumbrances, except as otherwise stated hereon, and that grantor warrants that the title to the property is free of all encumbrances, except as otherwise stated hereon.

and will warrant and defend the same against all lawful claims the same, except as otherwise stated.

The cash and actual consideration for this deed is \$100,000.00.

In testimony whereof, this deed and where the grantor has signed the same, I have hereunto set my hand and the plural.

IN WITNESS WHEREOF, the grantor has executed this deed this 2nd day of September, 1998.

Gilberto Z Medina
GILBERTO Z. MEDINA

STATE OF OREGON, County of Malheur

On September 2, 1998, personally appeared GILBERTO Z. MEDINA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Carole A. Linde
Carole A. Linde

Notary Public for Oregon

My Commission Expires 8/15/00.

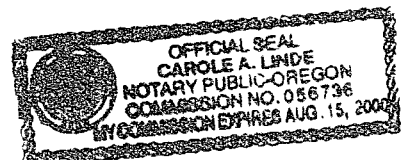


EXHIBIT "A"

The Easterly 51 feet of the Westerly 82.5 feet of Lot "D" of the re-subdivision of Plat of Lots 1 to 16 inclusive of Block 51 of the CITY OF MALIN, OREGON, in the County of Klamath, State of Oregon, further described as follows:

Beginning at the Southwest corner of said Lot "D"; extending thence Easterly along the South line of said Lot "D", 31.5 feet to the true point of beginning; thence Easterly along said South line of Lot "D" 51 feet; thence Northerly parallel to the West line of said Lot "D" a distance of 62.8 feet to the Southerly line of Railroad Avenue; thence Westerly along the Southerly line of Railroad Avenue 55.2 feet; thence Southerly parallel to the West line of said Lot "D" 83.85 feet, more or less, to the true point of beginning.

CODE 13 MAP 4112-15CB TL 7700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 4th day
of Sept A.D., 19 98 at 11:43 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 32640

FEE \$35.00

By Kathleen Rosa Bernetha G. Letsch, County Clerk