



2001 FEB -5 PM 2:45

After recording return to:

Antonio H. Cobian  
3402 LINDBERG STREET  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

Antonio H. Cobian  
3402 LINDBERG STREET  
Klamath Falls, OR 97601

Escrow No. K56556P

Title No. K56556P

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath  
Recorded 02/05/01, at 2:45 p.m.  
In Vol. M01 Page 4604  
Linda Smith,  
County Clerk Fee \$ 21.66

### STATUTORY SPECIAL WARRANTY DEED

Bankers Trust Company of California, Grantor, conveys and specially warrants to Antonio H. Cobian and Sara Cobian, husband & wife, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

W 1/2 of Lot 22 in Block 2 of First Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 consideration for this conveyance is \$10,000.00

Dated this 2 day of February 2001.

BY: [Signature]

~~GLORIA WRIGHT, VICE PRESIDENT~~

Bankers Trust Company of California

BY ADVANTA MORTGAGE CORP.

USA AS ATTORNEY-IN-FACT

STATE OF ~~OREGON~~ Pennsylvania } ss.  
County of Montgomery

This instrument was acknowledged before me on this 2 day of February, 2001  
by Bankers Trust Company of California, N.A.

Celeste F. Robinson  
Notary Public for Oregon

My commission expires: 5-3-2004

Notarial Seal  
Celeste F. Robinson, Notary Public  
Horsham Twp., Montgomery County  
My Commission Expires May 3, 2004  
Member, Pennsylvania Association of Notaries

OC

K21-