

03 JUN 10 AM 10:54



After recording return to:
Diana Gayle Bamford
2542 Railroad
Malin, OR

Until a change is requested all tax statements shall be sent to the following address:
Diana Gayle Bamford
2542 Railroad
Malin, OR

File No.: 7021-183716 (SAC)
Date: May 29, 2003

THIS IS	State of Oregon, County of Klamath
	Recorded 06/10/2003 <u>10:54 a.</u> m.
	Vol M03 Pg <u>39522-24</u>
	Linda Smith, County Clerk
	Fee \$ <u>31.00</u> # of Pgs <u>3</u>

STATUTORY WARRANTY DEED

Miguel H. Cobian and Ana Hernandez, Grantor, conveys and warrants to **Diana Gayle Bamford**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$20,000.00**. (Here comply with requirements of ORS 93.030)

31 R

APN: 124494

Statutory Warranty Deed
- continued

File No.: 7021-183716 (SAC)
Date: 05/29/2003

Miguel H. Cobian
Miguel H. Cobian

Ana Hernandez by Miguel H. Cobian Attorney
Ana Hernandez *by fact*

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 9th day of June, 2003
by ~~Miguel H. Cobian and Ana Hernandez~~ and

SA
Ana Hernandez by
Miguel H. Cobian Notary Public for Oregon
Attorney in fact
My commission expires: 8/2003



UNOFFICIAL COPY

EXHIBIT A**LEGAL DESCRIPTION:**

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, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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.

Unofficial Copy