



NTC-64162 TA

Vol M04 Page 12469

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JOSE M. COBIAN

P.O. BoxMalen, C.R. 97632

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

JOSE M. COBIAN

P.O. Box 289Malen, C.R. 97632

Escrow No.

MT64162-TA

State of Oregon, County of Klamath
Recorded 03/03/2004 3:14 P m
Vol M04 Pg 12469-76
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

CLAUDIA J. ZWEIFEL, Grantor(s) hereby convey and warrant to JOSE M. COBIAN and MARIA Y. COBIAN, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$34,500.00.

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.

Dated this 25 day of February, 2004

Claudia J. Zweifel
CLAUDIA J. ZWEIFEL

State of Arizona
County of Maricopa

This instrument was acknowledged before me on February 25, 2004 by CLAUDIA J. ZWEIFEL.



Michael Kelley
(Notary Public)
My commission expires March 4, 2007

260

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW1/4 of Section 15, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of the SW1/4 NW1/4 of said Section 15; thence South 89° 46' 00" East 741.91 feet to a point on the West line of a County Road; thence South 00° 12' 12" West along said West line 320.50 feet to a ½" iron pin marking the POINT OF BEGINNING of this description; thence continuing South 00° 12' 12" West along said West line 120.50 feet to a ½" iron pin; thence leaving said West line, North 89° 45' West 244.50 feet to a ½" iron pin; thence North 00° 12' 12" East 120.50 feet to a ½" iron pin; thence South 89° 45' East 244.50 feet to the point of beginning.

Tax Account No.: 4112-015BC-02800-000

Key No.: 125545