

04 NOV 2 PM 3:50



State of Oregon, County of Klamath
Recorded 11/02/04 3:50 p m
Vol M04 Pg 75328-29
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:
Beatriz M. Fosse
3007 Greenleaf Street
Malin, OR 97632

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

Beatriz M. Fosse
3007 Greenleaf Street
Malin, OR 97632

File No.: 7021-451367 (SAC)
Date: October 26, 2004

STATUTORY WARRANTY DEED

Miguel Cobian and Ramona C. Pena as tenants by the entirety, Grantor, conveys and warrants to **Beatriz M. Fosse**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4 in Block 5 of Tract 1137-Meadowglenn, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$69,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 29 day of October, 2004

26 F

75329

APN: 110837

Statutory Warranty Deed
- continued

File No.: 7021-451367 (SAC)
Date: 10/26/2004

Miguel Cobian
Miguel Cobian

Ramona C. Pena
Ramona C. Pena

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 29 day of October, 2004
by **Miguel Cobian and Ramona C. Pena.**

[Signature]

Notary Public for Oregon
My commission expires: 8/20/07

