



After recording return to:
Miguel H. Cobian
320 Delta Street
Klamath Falls, OR 97601

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

Miguel H. Cobian
320 Delta Street
Klamath Falls, OR 97601

File No.: 7021-463517 (SAC)
Date: November 10, 2004

State of Oregon, County of Klamath

Recorded 11/17/04 11:19 a m

Vol M04 Pg 79232-34

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Kathy D. Scheidegger, Grantor, conveys and warrants to **Miguel H. Cobian and Ramona Pena**, 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 **\$89,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 12 day of November, 2004.

APN: 299475

Statutory Warranty Deed
- continued

79233
File No.: 7021-463517 (SAC)
Date: 11/10/2004

Kathy D. Scheidegger
Kathy D. Scheidegger

STATE OF Oregon)
County of Hamath)ss.

This instrument was acknowledged before me on this 12 day of November, 2004
by **Kathy D. Scheidegger**.



Brenda P. Rodriguez
Notary Public for Oregon

My commission expires: 9-6-05

APN: **299475**Statutory Warranty Deed
- continuedFile No.: **7021-463517 (SAC)**
Date: **11/10/2004****EXHIBIT A****LEGAL DESCRIPTION:****Parcel 1:**

A portion of Lot 8, Block 89, Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 8 and running thence Northeasterly along the Southerly line of Delta (formerly Yolo) Street to the corner common to Lots 8 and 9 of said Block 89; thence Southeasterly along the line common to said Lots 8 and 9, 104.4 feet to a point; thence at right angles to said line Southwesterly 50 feet to a point on the Westerly line of said Lot 8; thence Northwesterly along said Westerly line of said Lot 8 a distance of 98 feet to the point of beginning.

Parcel 2:

The Southerly 50 feet of Lot 8 in Block 89 of Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.