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SARA COBIAN  
TIMOTHY RAY MARTINEZ

Grantor's Name and Address

AGUSTIN ENRIQUEZ  
ANGELICA ENRIQUEZ

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

AGUSTIN ENRIQUEZ  
2255 ORCHARD AVE.  
KLAMATH FALLS, OR. 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

AGUSTIN ENRIQUEZ  
2255 ORCHARD AVE.  
KLAMATH FALLS, OR. 97601

M06-07828

Klamath County, Oregon

04/21/2006 12:23:54 PM

Pages 1 Fee: \$21.00

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that SARA COBIAN and TIMOTHY RAY MARTINEZ

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by AGUSTIN ENRIQUEZ

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Block 17 Lot 42 TAX LOT 67000 MAP NO. 3809-33 BA  
220 MARTIN ST.  
KLAMATH FALLS, OR. 97601 Industrial B.R. 17, Lot 42

PURCHASER IS BUYING THE PROPERTY IN AS IS CONDITION

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

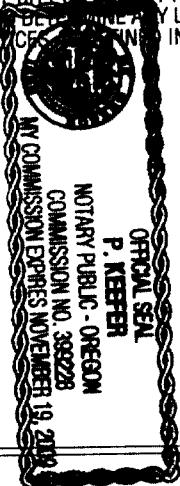
and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 37,000. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols  $\oplus$ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 21 day of April 2006, if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS SET FORTH IN ORS 30.930.



STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 21, 2006, by Sara Cobian

This instrument was acknowledged before me on 2/17, 19

by as of

Notary Public for Oregon

My commission expires November 19, 2009