

ES NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



SARA COBIAN
ANDREW J ACEVES

Grantor's Name and Address

MAIRA MARTINEZ
JUAN MARTINEZ

Grantee's Name and Address

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

MAIRA MARTINEZ
P.O. BOX 1016
TULIAKE CA 96134

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

MAIRA MARTINEZ
P.O. BOX 1016
TULIAKE CA 96134

M06-09089

Klamath County, Oregon

05/08/2006 02:35:10 PM

Pages 1 Fee: \$21.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

SARA COBIAN AND ANDREW J ACEVES

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by MAIRA MARTINEZ AND JUAN MARTINEZ

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:

LOT 9, BLOCK 21 CHELSEA ADDITION TO THE CITY OF KLAMATH FALLS

CODE 001 MAP 3809-019AD TL 05100
KEY # 433908

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 24,000. 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 ®, 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 on MAY 08 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Sara Cobian
Andrew Aceves

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on May 8th, 2006
by Sara Cobian and Andrew Aceves

This instrument was acknowledged before me on

by

as



Trella Barnes
Notary Public for Oregon

My commission expires Aug 2, 2008