

2008-014042

Klamath County, Oregon



00054644200800140420020024



THIS SPACE RE

10/13/2008 02:58:14 PM

Fee: \$26.00

After recording return to:  
Antonio H. Cobian  
3402 Lindberg  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Antonio H. Cobian  
3402 Lindberg  
Klamath Falls, OR 97601

File No.: 7021-1294892 (DMC)  
Date: October 08, 2008

### STATUTORY WARRANTY DEED

**Scott H. Partridge**, Grantor, conveys and warrants to **Antonio H. Cobian**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOTS 1, 2 AND 3 IN BLOCK 16 OF OPPORTUNITY ADDITION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, AND ONE-HALF OF THE VACATED ALLEY ADJACENT TO LOTS 1 AND 2.**

**Subject to:**

1. Fiscal year real property taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$50,000.00**. (Here comply with requirements of ORS 93.030)

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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 10 day of October, 2008.

  
\_\_\_\_\_  
Scott H. Partridge

STATE OF Oregon )

)ss.

County of marion )

This instrument was acknowledged before me on this 10 day of October, 2008  
by **Scott H. Partridge**.

  
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Notary Public for Oregon

My commission expires: June 13, 2012