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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

Klamath County, Oregon



02/10/2016 09:46:13 AM

2019-001666

Klamath County, Oregon



02/22/2019 10:47:28 AM

WARRANTY DEED KNOW ALL BY THESE PRESENTS that Antonio H. Colian

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Ana Ai-Beth Flores-Cobian

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 (legal description of property):

Lot ten in block eighteen in the Town of Malin, County of Klamath, State of Oregon

Tax Acct, No. 013-4112-15BC -4700 Key No. 12347-

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

	To Have and to Hold the same unto grantee and grantee's hells, successors and assigns to ever.
	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): WIA

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 \$ 25.00 consideration consists of or includes other actual consists of or includes other actual consists. \_\_\_\_\_ 

① 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.<sup>®</sup> (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on FROMONG 10, 2010

signature on behalf of a business or other entity is made with the authority of that entity. SIGNATURE ON behalf of a business or other entity is made with the authority of 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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17. CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7. CHAPTER 85, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE 0F THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT. THE PERSON ACCURRING 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 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

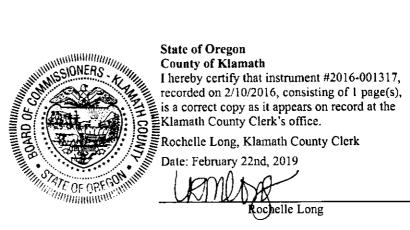
- untonio H Colivan

STATE OF OREGON, County of \_Klatoauh by Antonio H. Coblan

as

Notary Public for Oreg

OFFICIAL STAMP SAMANTHA JEENE YATES NOTARY PUBLIC-OREGON COMMISSION NO. 942923 MY COMMISSION EXPIRES SEPTEMBER 21, 2019



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	4600013170010	040

02/10/2016 09:46:13 AM

Fee: \$42.00

SPACE RESERVED FOR RECORDER'S USE

Antonio H. Corian 3402 Lind berg Stree Klamath Falls OR 9 Grantor's Native and Address Ana Ai Deth 2027 Canal Flores (bhian And Aideth Flores Aideth 2627 Capal Street Malin, OR 97632

	, and that
To Have and to Hold the same unto grantee and grant And granter hereby covenants to and with grantee and in fee simple of the above granted premises, free from all	ontinue description on reverse) ee's heirs, successors and assigns forever, grantee's heirs, successors and assigns, that grantor is lawfully seized encumbrances except (if no exceptions, so state):
Tax Acct, No. 013-2	1112-15BC -4700 Key No. 12347
of Klamath, State of 1	)
that certain real property, with the tenements, hereditaments situated in Klamayh County, State of	d convey unto the grantee and grantee's heirs, successors and assigns, and appurtenances thereunto belonging or in any way appertaining, f Oregon, described as follows (legal description of property):
	ted, to grantor paid by Ana Ai Beth Flores-Cobier,
WAR	
Ana Ai-Deth Flores Cobian 2627 Canal Street Malin, OR 97632	
Until requested otherwise, send all tex statements to (Name and Address):  Ana His Deth Flores Copian	

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims a 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 \$ 2500 \_\_\_\_\_ 

Mowever, 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.)

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Jentonio H Coleran	· .
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STATE OF OREGON, County of KlarDayh

by Antonio H. Coblan

Nhtary Public for Ofegor My commission expires

OFFICIAL STAMP SAMANTHA JEENE YATES NOTARY PUBLIC-OREGON COMMISSION NO. 942923 MY COMMISSION EXPIRES SEPTEMBER 21, 2019

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required refer