

2016-001317

Klamath County, Oregon



00182070201600013170010010

02/10/2016 09:46:13 AM

Fee: \$42.00

2019-001666

Klamath County, Oregon



00236019201900016660030039

02/22/2019 10:47:28 AM

Fee: \$92.00

Returned at Counter

Antonio H. Cobian  
3402 Lindberg Street  
Klamath Falls, OR 97601

Grantor's Name and Address

Ana Ai-Deth Flores Cobian  
2627 Canal Street  
Malin, OR 97632

Grantee's Name and Address

After recording, return to (Name and Address):  
Ana Ai-Deth Flores  
2627 Canal Street  
Malin, OR 97632

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

Ana Ai-Deth Flores Cobian  
2627 Canal Street  
Malin, OR 97632

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Antonio H. Cobianhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Ana Ai-Deth 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. 123477

(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): N/A

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 \$ 25.00. 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 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 February 10, 2016; any signature on behalf of a business or other entity is made with the authority of that entity.

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 8, OREGON LAWS 2010. 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, 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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on February 10, 2016 by Antonio H. Cobian

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Samantha Jeene Yates  
Notary Public for Oregon  
My commission expires September 21, 2019



**State of Oregon  
County of Klamath**

I hereby certify that instrument #2016-001317,  
recorded on 2/10/2016, consisting of 1 page(s),  
is a correct copy as it appears on record at the  
Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: February 22nd, 2019

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Rochelle Long

2016-001317

Klamath County, Oregon

BLO

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



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3402 Lindberg Street  
Klamath Falls, OR 97601

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2627 Canal Street  
Malin, OR 97632

Grantee's Name and Address

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Ana Ai-Deth Flores Aideth  
2627 Canal Street  
Malin, OR 97632

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Ana Ai-Deth Flores Cobian  
2627 Canal Street  
Malin, OR 97632

SPACE RESERVED  
FOR  
RECORDER'S USE

## WARRANTY DEED

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

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STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on February 10, 2016  
by Antonio H. Cobian

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



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

Samantha Jeene Yates  
Notary Public for Oregon

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 reference.

ReRecorded at the Request of self to correct spelling  
Previously Recorded in book 2016-13 and page  
or As Fee Number