

**2019-013835**

**Klamath County, Oregon**

**11/26/2019 04:05:01 PM**

**Fee: \$97.00**

## **COVER PAGE FOR OREGON DEEDS**

**Grantor:** U.S. Bank National Association

**Grantor's Mailing Address:** Excelsior Crossings, 9380 Excelsior Blvd, Hopkins, MN 55343

**Grantee:** Jaime Cobian Garcia, a single man as sole owner

**Grantees Mailing Address:** 3047 Paul Circle, Medford, Oregon 97504

**Type of Document to be Recorded:** SPECIAL WARRANTY DEED

**Consideration:** The true consideration for this conveyance is: **FORTY-NINE THOUSAND AND NO/100 DOLLARS (\$49,000.00),**

**Prior Recorded Document Reference:** Deed: Recorded July 3, 2019; Doc. No. 2019-007515

**Until a change is requested, all Tax Statements shall be sent to the following address:**

Jaime Cobian Garcia  
3047 Paul Circle  
Medford, OR 97504

**After Recording Return To:**

Jaime Cobian Garcia  
3047 Paul Circle  
Medford, OR 97504

**Prepared By:**

Leila H. Hale, Esq.  
9041 S. Pecos Road #3900  
Henderson, NV 89074  
Phone: 702-736-6400

## **SPECIAL WARRANTY DEED**

TITLE OF DOCUMENT

**U.S. Bank National Association**, Grantor, hereby GRANTS, CONVEYS and SPECIALLY Warrants to **Jaime Cobian Garcia, a single man as sole owner**, Grantee, the following described real property in the County of **Klamath**, State of **Oregon**, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Tax Account No.: \_\_\_\_\_

Prior Recorded Document Reference: **Deed: Recorded July 3, 2019; Doc. No. 2019-007515**

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed, and  
N/A

**The true consideration for this conveyance is: FORTY-NINE THOUSAND AND NO/100 DOLLARS (\$49,000.00),**

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 15 day of November, 2019. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

Michael W. Rock  
Signor of U.S. Bank National Association

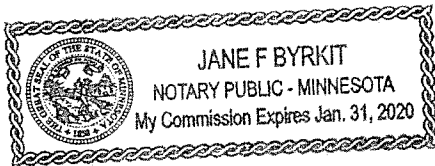
Michael W. Rock / Officer  
Printed Name & Title

STATE OF Minnesota)

COUNTY OF Hennepin) ss

This instrument was acknowledged before me on this 15 day of November, 2019, by Michael W. Rock, as Officer of **U.S. Bank National Association**, a national association organized and operating under the laws of The United States of America, on behalf of the national association.

NOTARY STAMP/SEAL



Before Me: [Signature]

NOTARY PUBLIC- STATE OF Minnesota  
My Commission Expires: 01/31/2020

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOTS 23 AND 24, HIGHLAND PARK, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

EXCEPTING THEREFROM A PARCEL OF LAND SITUATED IN LOTS 23 AND 24, HIGHLAND PARK SUBDIVISION, IN THE NE1/4 NE1/4 OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO LOTS 11, 12, 23, 24, 32 AND 33; THENCE SOUTH 46°08' EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 12, 30.15 FEET; THENCE NORTH 38°11' EAST, PARALLEL TO AND 30.00 FEET DISTANT FROM THE NORTHWESTERLY LINE OF SAID LOT 24, 122.11 FEET TO THE NORTH LINE OF SAID LOT 24; THENCE SOUTH 89°56' WEST 38.20 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 24; THENCE SOUTH 38°11' WEST 95.5 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM A PORTION OF LOTS 23 AND 24, HIGHLAND PARK, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 23; THENCE NORTH 45°12'58" WEST ALONG THE WESTERLY LINE OF SAID LOT 23, 76.44 FEET TO A 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED "LS1289", SAID POINT REPRESENTING THE SOUTHWEST CORNER OF THAT 30 FOOT WIDE STRIP OF LAND DESCRIBED IN VOLUME M98 PAGE 25753, KLAMATH COUNTY RECORDS; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID 30 FOOT WIDE STRIP, NORTH 37°53'50" EAST, 121.28 FEET TO A 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED "LS1289", SAID POINT BEING ON THE NORTHERLY LINE OF LOT 24; THENCE ALONG THE NORTHERLY LINE OF LOT 24, NORTH 89°56'22" EAST, 106.76 FEET TO A 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED "LS1289"; THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 24, AND BEARING SOUTH 0°00'00" WEST, 149.50 FEET TO A 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED "LS1289", SAID POINT BEING ON THE SOUTHERLY LINE OF LOT 23; THENCE ALONG THE SOUTHERLY LINE OF LOT 23; THENCE ALONG THE SOUTHERLY LINE OF LOT 23 SOUTH 89°55'26" WEST, 127.00 FEET TO THE POINT OF BEGINNING.