

2021-007755

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00280212202100077550020026

05/14/2021 02:20:53 PM

Fee: \$87.00

Returned at Counter

Elsa Fabiola Cobian

PO Box 289

Main OR 97632

Grantor's Name and Address

Priscila Tinajero

PO Box 289

Main OR 97632

Grantee's Name and Address

After recording, return to (Name and Address):

Priscila Tinajero

PO Box 289

Main OR 97632

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

Priscila Tinajero

PO Box 289

Main OR 97632

SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED - STATUTORY FORM

Elsa Fabiola Cobian

, Grantor,

conveys to Priscila Tinajero

, Grantee,

the following real property situated in 4960 Tingley Lane County, Oregon:

~~Imperial Acres Lot 10 & 11 POR EX~~ see Attached Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ 0.00 (Here, comply with the requirements of ORS 93.030.)

DATED 05/14/2021

; 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.

Elsa F. Cobian

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on May 14, 2021

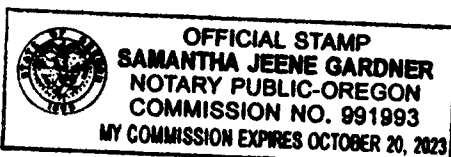
by ~~Has~~ Elsa Fabiola Cobian

This instrument was acknowledged before me on

by

as

of



Samantha Gardner

Notary Public for Oregon

My commission expires Oct. 20, 2023



THIS SPACE RESERVED FOR

Exhibit A

2019-004648

Klamath County, Oregon

05/01/2019 02:15:01 PM

Fee: \$92.00

After recording return to:

Jose Cobian and Elsa Fabiola Cobian

P.O. Box 289

Malin, OR 97632

Until a change is requested all tax statements shall be sent to the following address:

Jose Cobian and Elsa Fabiola Cobian

P.O. Box 289

Malin, OR 97632

File No. 290307AM

### STATUTORY WARRANTY DEED

**James M. Askew Sr. and Daniel Lindsey Askew**  
not as tenants in common but with full rights of survivorship,

Grantor(s), hereby convey and warrant to

**Elsa Fabiola Cobian,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**A tract of land situate in Lots 10 and 11, IMPERIAL ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at the most Southerly corner of said Lot 11; thence Northwesterly along the Southwesterly line of said Lot, 200 feet to a point; thence in a Northeasterly direction to a point on the East line of said Lot 11, said point being 183.5 feet Northwesterly of the Northerly line of Old Midland Road, which 183.5 feet is measured from the most Easterly corner of said Lot 11; thence in a Southeasterly direction to a point on said North line of road which is 136 feet Northeasterly from the point of beginning; thence Southwesterly along said North line of road 136 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$28,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

OFFICIAL STAMP  
SAMANTHA JEENE GARDNER  
NOTARY PUBLIC-OREGON

