



2021-016691

Klamath County, Oregon

11/04/2021 02:08:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Maria Yolanda Cobian and Priscila Cobian

PO Box 289

Malin, OR 97632

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

Maria Yolanda Cobian and Priscila Cobian

PO Box 289

Malin, OR 97632

File No. 499541AM

STATUTORY WARRANTY DEED

Jacob Linde ,

Grantor(s), hereby convey and warrant to

Maria Yolanda Cobian and Priscila Cobian, not as Tenants in Common, but with Rights of Survivorship,

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:

The South portion of Lot 10 in Block 3 of INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, described as follows:

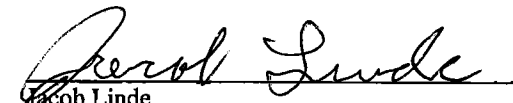
Beginning at the Southeast corner of said Lot; thence West 44 feet 8 inches on Wantland Avenue; thence North 46 feet 8 inches; thence East 44 feet 8 inches to Front Street; thence South 46 feet 8 inches to the point of beginning, according to the duly recorded plat of said addition.

The true and actual consideration for this conveyance is \$46,000.00.

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:

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.


Dated this 27 day of October, 2021.



Jacob Linde

State of Oregon } ss
County of Benton }

On this 27 day of October, 2021, before me, Frank Charles LeClair, a Notary Public in and for said state, personally appeared **Jacob Linde**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon
Residing at: Eugene, Oregon
Commission Expires: 30 April, 2024

