



THIS SPACE RESERVED FOR

2021-016832  
Klamath County, Oregon  
11/08/2021 01:40:01 PM  
Fee: \$87.00

After recording return to:

Roberto Flores Garcia

104 South 4th AVE Apt. 213

Avondale, AZ 85323

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

Roberto Flores Garcia

104 South 4th AVE Apt. 213

Avondale, AZ 85323

File No. 495823AM

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### STATUTORY WARRANTY DEED

**Elodia Cobian Flores,**

Grantor(s), hereby convey and warrant to

**Roberto Flores Garcia,**

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 portion of the W1/2 S1/2 N1/2 SE1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at an iron pin which lies East along the section line a distance of 1672.5 feet and North 0°02' West along the center line of McKinley Street a distance of 762.5 feet and East a distance of 40 feet from the iron monument which marks Southwest corner of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, and running thence East a distance of 115.75 feet to an iron pin; thence North 0°02' West a distance of 62.5 feet to an iron pin; thence West 115.75 feet to an iron pin; thence South 0°02' East a distance of 62.5 feet, more or less, to the point of beginning.**

The true and actual consideration for this conveyance is \$185,000.00.

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 28 day of Oct. 2021.

Elodia Cobian  
Elodia Cobian Flores

State of Oregon } ss  
County of Klamath }

On this 28 day of October, 2021, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Elodia Cobian Flores, 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.

Heather Sciurba

Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 12/17/2021

