



2022-007238

Klamath County, Oregon

06/09/2022 01:17:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jose Cobian and Maria Yolanda 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 Maria Yolanda Cobian

P.O Box 289

Malin, OR 97632

File No. 545529AM

STATUTORY WARRANTY DEED

Laura Villafane, Trustee of thhe Kathleen A. Oneto Trust,

Grantor(s), hereby convey and warrant to

Jose Cobian and Maria Yolanda Cobian, as Tenants by the Entirety,

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 West 63 feet of the East 126 feet of Lot 8, Block 8, measured parallel to the East line of Lot 8, ALTAMONT ACRES, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$65,000.00.

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 8th day of June, 2022

Kathleen A. Oneto Trust

By: Laura Villafane, Trustee
Laura Villafane, Trustee

State of CALIFORNIA } ss.
County of SAN MATEO }

On this 8th day of June, 2022, before me, Hon Hui, a Notary Public in and for said state, personally appeared Laura Villafane known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Laura Villafane, Trustee of the Kathleen A. Oneto Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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 CALIFORNIA
Residing at: SAN MATEO COUNTY
Commission Expires: FEB 25, 2023

