



After recording return to:  
Luz Maria Cobian  
6151 Teal Drive  
Bonanza, OR 97623

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Luz Maria Cobian  
6151 Teal Drive  
Bonanza, OR 97623

File No.: 7161-4219925 (SA)  
Date: December 03, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY SPECIAL WARRANTY DEED

**Vanderbilt Mortgage and Finance, Inc.**, Grantor, conveys and specially warrants to **Luz Maria Cobian**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 11, Block 46, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the Official Plat thereof on file in the office of the county clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT: Covenants, conditions, restrictions and/ or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$249,000.00**. (Here comply with requirements of ORS 93.030)

APN: 468425

Statutory Special Warranty Deed  
- continued

File No.: 7161-4219925 (SA)

Date: 12/03/2024

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.

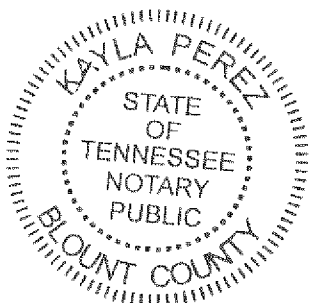
Dated this 4 day of December, 2024.

Vanderbilt Mortgage and Finance, Inc.

By: [Signature]  
Name: Michael Shelton  
Title: Authorized Signer

STATE OF Oregon TN )  
 )ss.  
County of Klamath Blount )

This instrument was acknowledged before me on this 4 day of December, 2024  
by Michael Shelton as Authorized Signer of Vanderbilt Mortgage and Finance, Inc.



[Signature]  
Notary Public for Oregon TN  
My commission expires: 5-29-28