



**2016-001186**  
**Klamath County, Oregon**  
02/05/2016 02:27:31 PM  
Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Moises Cobian-Flores

511 N 11th St.

Klamath Falls, OR 97601

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

Moises Cobian-Flores

511 N 11th St.

Klamath Falls, OR 97601

File No. 77899AM

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### STATUTORY WARRANTY DEED

**Randall E. Griffith, Randy J. Pace, and Mark Hamrin, each as to an undivided 1/3 interest as tenants in common,**

Grantor(s), hereby convey and warrant to

**Moises Cobian-Flores ,**

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:

**Beginning at a point in the Northeasterly line of Lot 3, Block 58, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, 45 feet Northwesterly from the most Easterly corner of said Lot 3; running thence Northwesterly along the Northeasterly line of Lots 3 and 4 in said Block, 45 feet; thence Southwesterly parallel with the line between said Lots 3 and 4, 130 feet to the Northeasterly line of Eleventh Street; thence Southeasterly along the Northeasterly line of Eleventh Street, 22 feet, more or less, to an intersection with the Northerly right of way line of the U.S. Government Canal; thence Easterly along said Northerly right of way line, 25.2 feet; thence Northeasterly 119.8 feet to the point of beginning; being the Northwesterly 30 feet of Lot 3, and the Southeasterly 15 feet of Lot 4 in said Block 58, EXCEPTING that portion of Lot 3 contained in the U.S.R.S. Canal right of way.**

The true and actual consideration for this conveyance is **\$96,500.00.**

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:

**This document is being signed in Counterpart.**

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 Feb 2016.

Randall E. Griffith  
Randall E. Griffith

\_\_\_\_\_  
Mark Hamrin

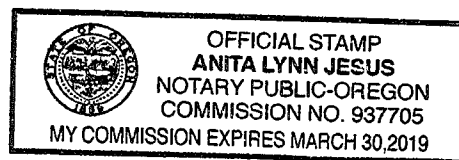
\_\_\_\_\_  
Randall J. Pace

State of OREGON } ss  
County of DESCHUTES

On this 4 day of FEB 2016, 2016, before me, A. LYNN JESUS a Notary Public in and for said state, personally appeared Randall E. Griffith, 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.

A. Lynn Jesus  
Notary Public for the State of OREGON  
Residing at: BEND, OR  
Commission Expires: 3.30.19



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 FEBRUARY, 2016

\_\_\_\_\_  
Randall E. Griffith

x Mark Hamrin  
\_\_\_\_\_  
Mark Hamrin

x Randy Pace  
\_\_\_\_\_  
Randall J. Pace  
RANDY (RJP)

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Randall E. Griffith, 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 \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of OREGON } ss  
County of JACKSON }

On this 4th day of FEBRUARY, 2016, before me, SHARON J CASH a Notary Public in and for said state, personally appeared Randy J. Pace, 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.

Sharon J Cash  
Notary Public for the State of OREGON  
Residing at: MEDFORD  
Commission Expires: 7-10-17



State of OREGON } ss  
County of JACKSON }

On this 4th day of FEBRUARY, 2016, before me, SHARON J CASH a Notary Public in and for said state, personally appeared Mark Hamrin, 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.

Sharon J Cash  
Notary Public for the State of OREGON  
Residing at: MEDFORD  
Commission Expires: 7-10-17

