

WARRANTY DEED

MTC35730NF

CAROLYN A. RAMIREZ,

Grantor(s) hereby grant, bargain, sell and convey to

ROBERT EDWARD GROUND AND DIANA BENNETT GROUND, HUSBAND AND WIFE,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Parcel 3 of Minor Land Partition 45-91 filed in the Klamath County Clerks office November 5, 1991 situated in the NE 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 80,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 240542, DOUGLAS, AK 99824

Dated this 30 day of June, 1995

Carolyn A. Ramirez
CAROLYN A. RAMIREZ

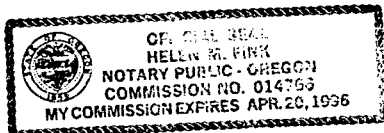
NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. June 30 19 95

COUNTY OF KLAMATH

Personally appeared the above named CAROLYN A. RAMIREZ

and acknowledged the foregoing instrument to be HER voluntary act.



Before me: [Signature]

Notary Public for OREGON

My commission expires 4/20/96

(seal)

Return to:

ROBERT EDWARD GROUND
P.O. BOX 240542
DOUGLAS, AK 99824

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Mountain Title Co the 6th day of July 19 95 at 1:38 o'clock P. M. and duly recorded in Vol. 17556 of Deeds on Page 17556

Bernetha G. Letsch County Clerk

By [Signature]

FEE \$30.00

07-06-95PC01:38 KLVU