



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044746

AFTER RECORDING RETURN TO:  
 Mr. and Mrs. Jose J. Ramirez-Rivera  
3250 BARRY  
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

SHERYL STROEDE, hereinafter called GRANTOR(S), convey(s) to  
 JOSE J. RAMIREZ-RIVERA and DESIREE G. RIAL DE RAMIREZ, husband  
 and wife, hereinafter called GRANTEE(S), all that real property  
 situated in the County of Klamath, State of Oregon, described  
 as:

Lot 93 in CASITAS, LESS and EXCEPT the East 36 feet, in the  
 County of Klamath, State of Oregon.

Code 41, Map 3909-10CD, Tax Lot 10500

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
 property free of all encumbrances except covenants, conditions,  
 restrictions, reservations, rights, rights of way and easements  
 of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may  
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
 \$78,000.00.

In construing this deed and where the context so requires, the  
 singular includes the plural.

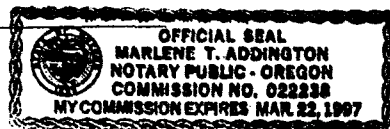
IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 28th day of May, 1996.

Sheryl Stroede  
 SHERYL STROEDE

STATE OF OREGON, County of Klamath)ss.

On this 29th day of May, 1996, Personally appeared the above  
 named SHERYL STROEDE, and acknowledged the foregoing instrument  
 to be her voluntary act and deed.

Before me: Marlene T. Addington  
 Notary Public for Oregon  
 My Commission Expires: March 22, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 30th day  
 of May A.D., 19 96 at 11:43 o'clock A.M., and duly recorded in Vol. M96,  
 of Deeds on Page 15617.

FEE \$30.00

By Bernetha G. Letsch, County Clerk  
Cheryl Russell

96 MAY 30 AM 1:43