

MTC 38817MS

WARRANTY DEED

ROSA M. RAMOS,

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

SALOME OROZCO-CARO and MARIA BORRAYO-AMARAL, with the rights of survivorship, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 41,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2310 Home Avenue, Klamath Falls, OR 97601

Dated this 9th day of Sept, 1996

Rosa M. Ramos
ROSA M. RAMOS

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF Klamath SS.

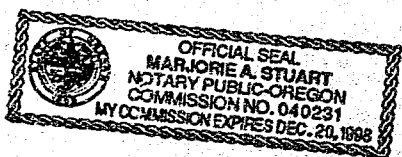
SS.

Sept 9 1996

Personally appeared the above named

Rosa M. Ramos

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Notary Public for

My commission expires

Oregon
12/20/98

ESCROW NO. MT38817-MS

Return to:

SALOME OROZCO-CARO
2310 Home Avenue
Klamath Falls, OR 97601

96 SEP 18 P3:56

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 355, Block 123, MILLS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of the intersection of Home Avenue and Division Streets, and running thence Easterly along the Southerly line of Home Avenue, 50 feet to the point of beginning; thence South parallel to the East line of Division Street 90 feet; thence Easterly parallel to the South line of Home Avenue, 50 feet; thence Northerly parallel to the East line of Division Street to the South line of Home Avenue; thence Westerly along the South line of Home Avenue to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 18th day
of September A.D., 19 96 at 3:56 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 29684.

Bernetha G. Letsch County Clerk
By Kathleen Rosa

FEE \$35.00