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'97 NOV 21 P3:49

Vol. M97 Page 38376

WARRANTY DEED STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

ATC #03046973  
AFTER RECORDING RETURN TO:  
ARTHUR & RUTH AVERY

2450 RADCLIFFE AVENUE  
KLAMATH FALLS, OR 97601

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

Aspen Title & Escrow  
on this 21st day of November A.D., 1997  
at 3:49 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 38376

Bernetha G. Letsch, County Clerk

By Kathleen Rosa  
Fee, \$30.00 Deputy.

WILMA RAMIREZ, hereinafter called GRANTOR(S), convey(s) and  
warrants to ARTHUR C. AVERY AND RUTH W. AVERY,

hereinafter called GRANTEE(S), all that real property situated  
in the County of KLAMATH, State of Oregon, described as:

Lot 3, Block 309, DARROW ADDITION, in the City of Klamath Falls,  
County of Klamath, State of Oregon.

CODE MAP 3809-3300 TL 9400

"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, contracts and/or  
plans for irrigation and/or drainage,

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  
\$70,000.00.

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 21st day of November, 1997.

Wilma Ramirez  
WILMA RAMIREZ

STATE OF OREGON, County of Klamath)ss.

On November 21, 1997, personally appeared WILMA RAMIREZ who  
acknowledged the foregoing instrument to be her voluntary act  
and deed.

Carole A. Linde  
Notary Public for Oregon  
My Commission Expires: August 15, 2000.

