



TITLE &amp; ESCROW, INC.

WARRANTY DEED

ATC 02648714

AFTER RECORDING RETURN TO:

CHERYL A. RAMOS

2482 Homedale Rd.  
Blountsville, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEJOHN J. RAMOS, hereinafter called GRANTOR(S), convey(s) and  
warrants to CHERYL A. RAMOS, hereinafter called GRANTEE(S), all  
that real property situated in the County of KLAMATH, State of  
Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO

"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  
liens 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  
TO CLEAR TITLE.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 18TH day of November 1998.John J. Ramos  
John J. Ramos

STATE OF OREGON, County of Klamath)ss.

November 18, 1998

Personally appeared the above named John J. Ramos  
and acknowledged the foregoing instrument to  
be his voluntary act and deed.Before me: Trisha L. Powell  
Notary Public for OREGON  
My Commission Expires: 10/4/2002

## EXHIBIT "A"

Beginning at a point located 30 feet West and 498 feet South of the Northeast corner of the NW 1/4 SE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, on the East line of Lot 9 of Kielsmeier Acre Tracts; thence South 104 feet; thence West 155 feet; thence North 104 feet; thence East 155 feet, to the point of beginning, being a part of said NW 1/4 SE 1/4 of said Section 2, and being part of Tract 9 of said Kielsmeier Acre Tracts, in the County of Klamath, State of Oregon.

CODE 41 HAP 3909-208 TL 1000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day  
of November A.D., 19 98 at 11:35 o'clock A. M., and duly recorded in Vol. M98,  
of Deeds on Page 42590.

FEE \$35.00

By Kathleen Kross Bernetha G. Letsch, County Clerk