

70432

MTC 46470-MS

WARRANTY DEED Vol. 1998 Page 43162

X8 NOV 24 P3:38

PABLO G. DE LA ROSA and DELFINA S. DE LA ROSA, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHN J. RAMOS.

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:

Lot 64 of MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR,
according to the official plat thereof on file in the office of the
County Clerk of 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 \$ 86,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2835 WANTLAND AVENUE, KLAMATH FALLS, OR 97603

Dated this 20th day of November, 1998

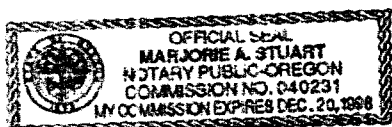
Pablo G. de la Rosa
PABLO G. DE LA ROSA

Delfina S. de la Rosa
DELFINA S. DE LA ROSA

STATE OF Oregon ss. November 20 19 98
COUNTY OF Klamath

Personally appeared the above named Pablo G. De La Rosa and
Delfina S. De La rosa

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT46470-MS

STATE OF OREGON,
County of Klamath ss.

Return to:

JOHN J. RAMOS
2835 WANTLAND AVENUE
KLAMATH FALLS, OR 97603

Filed for record at request of:

Amerititle
on this 24th day of November A.D., 1998
at 3:38 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 43162

Bernetha G. Letsch, County Clerk

By Kathleen Rosa
Fee, \$30.00 Deputy.