



STATUTORY WARRANTY DEED

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VIRGIL C. GREEN AND MABEL J. GREEN, HUSBAND AND WIFE

conveys and warrants to ROSA RAMOS, AN ESTATE IN FEE SIMPLE

the following described real property, free of liens and encumbrances, except as specifically set forth herein: LOT 5 IN BLOCK 5 OF FIRST ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THAT PORTION CONVEYED TO KLAMATH COUNTY FOR THE WIDENING OF MARYLAND STREET, BY ORDER RECORDED JULY 28, 1959 IN VOLUME 1659, PAGE 6497, DEED RECORDS OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 30,000.00 (Ors comply with the requirements of ORS 93.050)

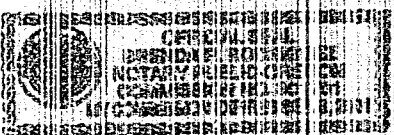
Dated this 14 day of December 19 98

Virgil C. Green and Mabel J. Green, by their attorneys, Virgil C. Green and Mabel J. Green, Notary Public

STATE OF OREGON

County of Josephine

On this the 15th day of December, 19 98, personally appeared Virgil C. Green and Mabel J. Green, who, being duly sworn (or affirmed), did say that he is the attorney in fact for Virgil C. Green and Mabel J. Green and that he executed the foregoing instrument on authority of and in behalf of said principal, and he acknowledged said instrument to be the act and deed of said principal.



Notary Public, State of Oregon, Linda Smith, County Clerk

Title Order No. K53397H Escrow No. K53397H

After recording return to: ROSA RAMOS 4837 LOURAYNE KLAMATH FALLS, OR 97603 Name, Address, Zip

STATE OF OREGON, County of Klamath, Filed for recording on: 21st day of January A.D. 1999, 11:06 o'clock A.M., and duly recorded Vol. 2045 of Deeds on Page 2045 Linda Smith, County Clerk By Linda Smith, Deputy Fee \$30.00