

76339

MTC 47429-KR  
WARRANTY DEED Vol. M99 Page 9292

99 MAR 17 AM 01

KIMBERLY M. DYKSTRA who took title as KIMBERLY M. MC KEAN, Grantor(s) hereby grant, bargain, sell, warrant and convey to: STEVEN J. RAML and TERESA A. RAML, as tenants by the entirety, 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:

The West 24 feet of Lot 48, all of Lot 49, the West 24 feet of Lot 55 and all of Lot 54, ROSELAWN, Subdivision of Block 70 BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, 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 \$ 67,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 608 ROSEWAY DRIVE, KLAMATH FALLS, OR 97601

Dated this 16th day of March, 19 99

Kimberly M. Dykstra  
KIMBERLY M. DYKSTRA

STATE OF OREGON SS. March 16 19 99  
COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_  
KIMBERLY M. DYKSTRA

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Kristi L. Redd  
Notary Public for Oregon  
My commission expires 11/16/99

ESCROW NO. MT47429-KR

Return to:

STEVEN J. RAML  
608 ROSEWAY DRIVE  
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

the 17th day of March A.D., 1999  
at 11:01 o'clock A. M., and duly recorded  
in Vol. M99, of Deeds on Page 9292

Linda Smith, County Clerk

By Kathleen Ross, Deputy

Fee, \$30.00