

2000 NOV 14 FRI 2:03



After recording return to:

Darlene L. Maguire
28602 16th Ave. #203
Federal Way, WA 98003

Until a change is requested all tax statements
shall be sent to the following address:

Darlene L. Maguire
28602 16th Ave. #203
Federal Way, WA 98003

Escrow No. 004752
Title No. K-56182

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 11/14/00, at 2:03 p.m.

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Linda Smith,
County Clerk Fee\$ 21.00

STATUTORY WARRANTY DEED

Ronald Francis Ramage, Grantor, conveys and warrants to Darlene L. Maguire, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 144 in Block 1 of SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon
Tax account no: 2310 036D0 07600 000

This property is free of liens and encumbrances, EXCEPT:
Easements, Covenants, Conditions and Restrictions of record, if any.

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.

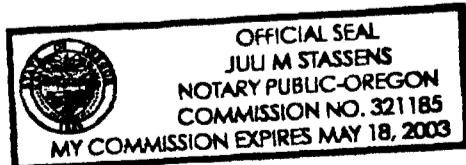
The true consideration for this conveyance is \$11,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 8 day of November, 2000.

Ronald Francis
Ronald Francis Ramage

STATE OF Oregon
County of Clackamas } ss.

This instrument was acknowledged before me on this 8 day of November, 2000
by Ronald Francis Ramage



Juli M Stassens

Notary Public for Oregon

My commission expires: May 18, 2003