

2001 MAR 16 AM 9:25

mtc 53297-ms  
WARRANTY DEED

Vol. M01 Page 10542

DANIEL T. NYGREN and DOROTHY J. NYGREN, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
FLORENCE R. 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 51 OF YALTA GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE  
IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3909-002AB-03400-000

512207

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 127,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5207 BRYANT AVENUE, KLAMATH FALLS, OR 97603

Dated this 14th day of March, 2001.

Daniel T. Nygren  
DANIEL T. NYGREN

Dorothy J. Nygren  
DOROTHY J. NYGREN

State of Oregon  
County of KLAMATH

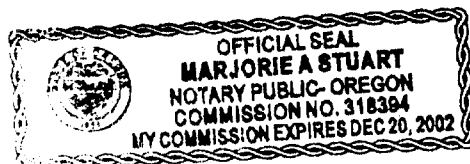
This instrument was acknowledged before me on march 14, 2001 by  
DANIEL T. NYGREN AND DOROTHY J. NYGREN.

Marjorie A Stuart  
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT53297-MS

Return to:  
FLORENCE R. RAMOS  
5207 BRYANT AVENUE  
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath  
Recorded 03/16/01, at 9:25 a.m.  
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Linda Smith,  
County Clerk Fee \$ 21