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STATE OF OREGON.

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Kathy J. McGrath
1230 Wild Plum Drive
Klamath Falls, Oregon 97601

Grantor's Name and Address

David M. Ramirez
1230 Wild Plum Drive
Klamath Falls, Oregon 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Kathy J. McGrath
1230 Wild Plum Drive
Klamath Falls, Oregon 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Kathy J. McGrath
1230 Wild Plum Drive
Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 12/14/01 1:58 p. m.
Vol M01, Pg 64109
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

01 DEC 14 PM 1:58

WARRANTY DEED - GRANTEES AS TENANTS BY ENTIRETY

KNOW ALL BY THESE PRESENTS that Kathy J. McGrath

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Kathy J. McGrath and David M. Ramirez

husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A portion of Lots 1 and 2, Block 31, Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:
Beginning at the most Westerly corner of Lot 1, Block 31 of Hot Springs Addition to the City of Klamath Falls, Oregon; thence running Northeasterly along the Southeasterly line of LeRoy Street a distance of 50 feet to a point; thence Southeasterly at right angles to said Southeasterly line of LeRoy Street a distance of 75 feet to a point; thence Southwesterly parallel to LeRoy Street a distance of 50 feet to a point; thence Northwesterly parallel to Eldorado Ave., a distance of 75 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto the grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):
No exceptions

and that grantor will warrant and forever defend the 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. Love and

The true and actual consideration paid for this transfer, stated in terms of dollars, is 999.00. affection However, the actual consideration consists of or includes other property or value given or promised which is part of the whole (indicate which) consideration. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 14th day of December, 2001; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Kathy J. McGrath

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on Dec. 14th, 2001, by Kathy J. McGrath

This instrument was acknowledged before me on _____, 19____, by _____

as _____

of _____



G. Ann Bergman
Notary Public for Oregon
My commission expires 4-26-03