NA

'01 DEC 14 PM 1:58   **WARRANTY DEED — TENANTS BY ENTIRETY**   Vol **M01** Page **64111**

KNOW ALL MEN BY THESE PRESENTS, That ......Kathy J. McGrath......

hereinafter called the grantor, for the consideration hereinafter stated to the 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 appertaining, situated in the County of* ...Klamath..., *State of Oregon, described as follows, to-wit:*

Lot 2 in Block 17 of North Klamath Falls, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises 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 ...... 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.*

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ love and affection. ⊕*However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).* ⊕(*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 a corporate grantor, 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.

Kathy J. McGrath

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.
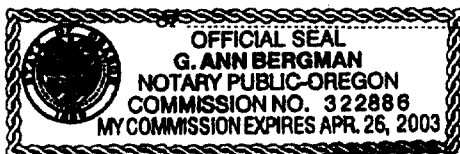
STATE OF OREGON, County of ...KLAMATH...) ss.
This instrument was acknowledged before me on ...DEC 14th......, 2001,
by ...KATHY J. McGRATH......

This instrument was acknowledged before me on ......, 19......,
by ......
as ......

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OFFICIAL SEAL
G. ANN BERGMAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 322886
MY COMMISSION EXPIRES APR. 26, 2003
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G. Ann Bergman
Notary Public for Oregon
My commission expires ...4-26-03...

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

STATE OF OREGON,   )

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 12/14/01 1:58 p. m.
Vol M01. Pg 64111
Linda Smith, County Clerk
Fee $ 21 00   # of Pgs 1