

MTC S6111-KR

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238.

Pete A. Ruiz
915 Division St.
Klamath Falls, OR 97601

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

The Wohrman Family Revocable Living Trust/Ruiz

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.

William R. Wohrman and Janice C. Wohrman
Trustees of the Wohrman Family Revocable Living Trust

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

Pete A. Ruiz and Laura A. Ruiz, husband and wife

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$ 50,000.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

915 Division St., Klamath Falls, OR 97601

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

N/A

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

N/A

WARRANTY DEED

WILLIAM R. WOHRMAN AND JANICE C. WOHRMAN TRUSTEES OF THE WOHRMAN FAMILY
REVOCABLE LIVING TRUST,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

PETE A. RUIZ and LAURA A. RUIZ, husband and wife,

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 SOUTH 40 FEET OF LOTS 646 AND 647 IN BLOCK 119, MILLS 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.

KEY #614320

3809-033DA-03800-000

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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 915 DIVISION ST., KLAMATH FALLS, OR 97601

Dated this 30th day of January, 2002.

TRUSTEES OF THE WOHRMAN FAMILY
REVOCABLE LIVING TRUST

BY: [Signature] TRUSTEE
WILLIAM R. WOHRMAN, TRUSTEE

BY: [Signature] TRUSTEE
JANICE C. WOHRMAN, TRUSTEE

State of Oregon
County of

This instrument was acknowledged before me on January 30, 2002 by
WILLIAM R. WOHRMAN AND JANICE C. WOHRMAN, TRUSTEES OF THE WOHRMAN FAMILY
REVOCABLE LIVING TRUST.



[Signature]
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT56111-KR

Return to:

PETE A. RUIZ
915 DIVISION ST.
KLAMATH FALLS, OR 97601