



THIS SPACE RESERVED FOR RECORDER'S USE  
MTL 57801-TA

After recording return to:  
ROBERT A. CRAMER

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

ROBERT A. CRAMER  
15108 Kens Warden Road  
Klamath Falls, OR 97603

Escrow No. MT57801-TA  
Title No. \_\_\_\_\_

State of Oregon, County of Klamath  
Recorded 07/31/2002 11:00 a. m.  
Vol M02, Pg 43189  
Linda Smith, County Clerk  
Fee \$ \_\_\_\_\_ # of Pgs \_\_\_\_\_

'02 JUL 31 AM 11:00

## WARRANTY DEED

JOHN ROMANI and RUTH ROMANI,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
ROBERT A. CRAMER

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 17 of NIMROD RIVER PARK, according to the official plat thereof on file in  
the office of the County Clerk of Klamath County, Oregon.  
TOGETHER WITH a portion of Lot 27 of NIMROD RIVER PARK, more particularly  
described as follows:  
Beginning at the Southeast corner of Lot 17; thence South 1°12 04' East across  
Lot 27 to a point on the Northerly bank of the Sprague River; thence in a  
Southwesterly direction along the Northerly bank of said river to a point,  
which point is the intersection of the Southerly prolongation of the Westerly  
sideline of said Lot 17 and the Northerly river bank; thence, from said  
intersection North 1°12 04' West to the Southwest corner of said Lot 17; thence  
South 76°12 02' 30" East along the Southerly lot line of said lot to the point  
of beginning.

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3611-009BO-07700

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.

The true and actual consideration for this conveyance is \$ 4,500.00.

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.

Dated this 26<sup>th</sup> day of July, 2002.

John Romani  
JOHN ROMANI  
Ruth Romani  
RUTH ROMANI

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 26, 2002 by JOHN  
ROMANI AND RUTH A. ROMANI.

[Signature]  
(Notary Public for Oregon)



My commission expires 6-19-04