



After recording return to:

Wilma L. Ramirez

7129 Denver Ct.

Klamath, OR 97603

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

Wilma L. Ramirez

WLR

Escrow No. K59386S

Title No. K59386-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 56548

State of Oregon, County of Klamath

Recorded 10/02/2002 3:25 p.m.

Vol M02, Pg 56548

Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

'02 OCT 2 PM 3:25

STATUTORY WARRANTY DEED

James Gary Wyland and Nora J. Wyland, as tenants by the entirety; Grantor, conveys and warrants to Wilma L. Ramirez, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The East 1/2 of Lot 49 and all Lot 50 in Block 1 Country Green, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$129,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 2nd day of October, 2002

James Gary Wyland
James Gary Wyland

Nora J. Wyland
Nora J. Wyland

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 2 day of October, 2002
by James Gary Wyland and Nora J. Wyland

Stacy Hilferty
Notary Public for Oregon

My commission expires: 8-2-03



K21'