

02 OCT 4 PM 2:42

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After Recording Return to:

MICHAEL RUIZ

P.O. Box 1588
Klamath Falls, OR. 97601

Until a change is requested all tax statements
Shall be sent to the address shown above.

State of Oregon, County of Klamath
Recorded 10/04/2002 2:42 p.m.
Vol M02, Pg 56941
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

MARILYN BOWEN, herein called Grantor, convey(s) to MICHAEL RUIZ, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Southerly 41 feet of Lot 1, Block 6, LAKESIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$43,800.00.
(here comply with the requirements of ORS 93.930)

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 September 26, 2002.

Marilyn Bowen
MARILYN BOWEN

STATE OF ARIZONA, County of Maricopa ss.

On Oct 1, 2002, personally appeared the above named MARILYN BOWEN and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00055651

Before me: [Signature]
Notary Public for Arizona
My commission expires: 3-19-05

Official Seal

