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WARRANTY DEED — TENANTS BY ENTIRETY

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02 DEC 13 AM 10:10

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 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, Block 32, Hillside Addition to the City of Klamath Falls, in the county of Klamath, State of Oregon, excepting therefrom the West 75 feet of said lot.

(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 6th day of December, 2002; 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.

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.

Kathy J. McGrath

STATE OF OREGON, County of KLAMATH

) ss.

This instrument was acknowledged before me on December 6th, 2002, by KATHY J. MCGRATH

This instrument was acknowledged before me on _____, 19____, by _____

as _____



G. Ann Bergman

Notary Public for Oregon

My commission expires 4-26-03

cc 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

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 12/13/2002 10:10 A.m.
 Vol M02, Pg 72520
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

by _____, Deputy

21V