



MT 59522 - M

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

RAMONA ROYAL
325 RICKENBACKER AVENUE
KLAMATH FALLS, OR 97601

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

RAMONA ROYAL
325 RICKENBACKER AVENUE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 01/31/2003 2:58 pm.
Vol M03 Pg 6234
Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1

Escrow No. MT59522-MS

'03 JAN 31 PM 2:58

WARRANTY DEED

CHRISTOPHER ARLO COOK, Grantor(s) hereby grant, bargain, sell, warrant and convey to: RAMONA ROYAL, 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:

LOTS 5 AND 6 IN BLOCK 15 OF CHELSEA 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

433276
433258

3809-019AD-01500
3809-019AD-01400

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 \$78,000.00.

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 29th day of January, 2003.

Christopher Arlo Cook
CHRISTOPHER ARLO COOK

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 29, 2003 by CHRISTOPHER ARLO COOK.

Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12-20-06

