

03 JUL 15 PM 3:51



WTC- 61425 TA

Vol M03 Page 49397

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
JOSE A. RAMIREZ
12110 SE 312th St # E103
Auburn, WA. 98092

State of Oregon, County of Klamath
Recorded 07/15/2003 3:51 P m.
Vol M03 Pg 49397
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

JOSE A. RAMIREZ
12110 SE 312th Street # E103
Auburn, WA 98092

Escrow No. MT61425-TA

WARRANTY DEED

STEVE CLARK and MICHELE CLARK, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to JOSE A. RAMIREZ and CONNIE C. RAMIREZ, as tenants by the entirety, 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 5 IN BLOCK 9 OF THE TERRACES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

307215

3809-028DB-04400

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$86,500.00.

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 15th day of July, 2003

Steve Clark
STEVE CLARK
Michele Clark
MICHELE CLARK

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 15, 2003 by STEVE CLARK and MICHELE CLARK.

[Signature]
(Notary Public for Oregon)

My commission expires 6-19-04



217