

Aspen 57113

Vol M03 Page 55007

After Recording Return to:

MARIA RAMIREZ

2036 Abilene Avenue

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

MARIA RAMIREZ

Same as Above

State of Oregon, County of Klamath

Recorded 08/1/2003 3:05 P mVol M03 Pg 55007

Linda Smith, County Clerk

Fee \$ 212 # of Pgs 1**WARRANTY DEED**
(INDIVIDUAL)

BARBARA DOWN, herein called grantor, convey(s) to MARIA RAMIREZ, AN ESTATE IN FEE SIMPLE, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 12, Block 3, RIVERVIEW SECOND ADDITION, 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 2000 through 2003 back taxes.

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 \$30,000.00.
(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 8-1-03

Barbara Down
BARBARA DOWN

STATE OF OREGON, County of Klamath) ss.

On August 1, 2003 personally appeared the above named BARBARA DOWN 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.: 00057613

Before me: Vickie Blankenburg
Notary Public for Oregon
My commission expires: 7/01/05

Official Seal

