

08 OCT 21 PM 3:12

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Joseph Beaver
3760 Mohawk Way
West Linn, Or 97068
Grantor's Name and Address
Patricio & Sharon Lerma
1842 Summers Lane
Klamath Falls, Or 97603
Grantee's Name and Address
After recording, return to (Name, Address, Zip):

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Patricio & Sharon Lerma
1842 Summers Lane
Klamath Falls, Or 97603

State of Oregon, County of Klamath
Recorded 10/21/03 3:12 p m
Vol M03 Pg 78355
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

SPACE RESERVED
FOR
RECORDER'S USE

#190928

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Ruby Ann Beaver

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Patricio M. Lerma, Jr. and Sharon R. Lerma, husband and wife

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

1/2 interest
Lot 23 in Block 1 of Bryant Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

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 \$ to clear title. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ϕ , if not applicable, should be deleted. See ORS 93.030.)

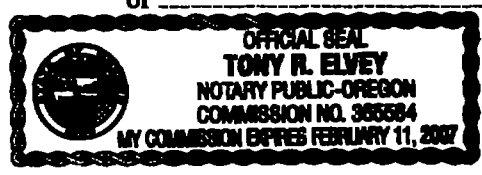
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on October 16, 2003; if grantor is a corporation, 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.

Joseph R. Beaver
as attorney in fact for Ruby Ann Beaver

STATE OF OREGON, County of Clackamas
This instrument was acknowledged before me on October 16, 2003
by
This instrument was acknowledged before me on
by Joseph R. Beaver
as
of



Notary Public for Oregon
My commission expires 2-11-2007

21K