



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

RON R. ROUNTREE

1937 RAINIER CT.

MARTINEZ, CA 94553

State of Oregon, County of Klamath

Recorded 11/06/03 2:13 p.m.

Vol M03 Pg 82784

Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

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

RON R. ROUNTREE

1937 RAINIER CT.

MARTINEZ, CA 94553

Escrow No. MT62790-PS

## WARRANTY DEED

RUBEN ARISTA and VICTORIA ARISTA, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to RON R. ROUNTREE and LISA A. ROUNTREE, husband and wife, 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:

The SW1/4 SE1/4 SW1/4 of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM a 50 foot wide easement over and across this parcel for an access road right of way.

Tax Account No.:

4008-021CO-01900-000

Key No.:

625639

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 \$35,500.00.

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 1 day of November, 2003.

Ruben Arista  
RUBEN ARISTA

Victoria Arista  
VICTORIA ARISTA

STATE OF CALIFORNIA

COUNTY OF Placer

On November 1, 2003 before me, Laura Sue Hicks personally appeared RUBEN ARISTA and VICTORIA ARISTA personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Laura Sue Hicks

