

03 DEC 23 PM 2:45

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After Recording Return to:  
ANTONIO RAMIREZ and ROSA M. RAMIREZ  
2039 Abilene Ave  
Klamath Falls, Or 97601  
Until a change is requested all tax statements  
Shall be sent to the following address:  
ANTONIO RAMIREZ and ROSA M. RAMIREZ  
Same as above

Aspen 58321

State of Oregon, County of Klamath  
Recorded 12/23/03 2:45p m  
Vol M03 Pg 92725  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

**WARRANTY DEED**  
(INDIVIDUAL)

CARMELA ESPINOZA, herein called Grantor, convey(s) to ANTONIO RAMIREZ and ROSA M. RAMIREZ, husband and wife, herein call Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The North 80 feet of Lot 396, Block 110, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, 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 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 \$37,200.00.  
(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 December 16, 2003.

\_\_\_\_\_  
Carmela Espinoza  
CARMELA ESPINOZA

STATE OF Oregon County of Klamath ) ss.

On December 22, 2003 personally appeared the above named CARMELA ESPINOZA 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.: 00058321

Before me: M. A. Silveria  
Notary Public for Oregon  
My commission expires: 11/01/04

Official Seal

