

04 MAR 16 AM 11:11



NJC-64371 MS

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Thomas J. Wooldridge  
15777 Fawn Lane  
Reno, NV 89502

Vol M04 Page 14800

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

State of Oregon, County of Klamath  
Recorded 03/16/2004 11:11 A m  
Vol M04 Pg 14800-01  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Thomas J. Wooldridge  
15777 Fawn Lane  
Reno, NV 89502

Escrow No. MT64371-MS

### STATUTORY WARRANTY DEED

David M. Ramirez and Kathy J. McGrath, as tenants by the entirety, Grantor(s) hereby convey and warrant to Thomas J. Wooldridge, Jerry Lazzari, Michael Healy and Christopher Winkel, each as to an undivided 1/4 interest, as tenants in common, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 38 in Block 20 of Tract 1113, OREGON SHORES - UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-018DC-06400-000

Key No: 244060

244060

3507-018DC-06400-000

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$6,000.00.

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 15<sup>th</sup> day of March, 2004

SEE SIGNATURE PAGE ATTACHED  
HERETO AND MADE A PART HEREOF

State of Oregon  
County of KLAMATH

On this the 15<sup>th</sup> day of March, 2004, personally appeared Cynthia Bourgeau, as attorney in fact for both David M. Ramirez and Kathy J. McGrath, as attorney in fact for David M. Ramirez and Kathy J. McGrath and that executed the foregoing instrument by authority of and in behalf of said principal; and acknowledged said instruments to be the act and deed of said principal.



Before me: [Signature]  
(Notary Public for Oregon)

My commission expires 12/20/06

Am  
200

David M. Ramirez  
David M. Ramirez

By Cynthia Bourgeau, POA  
Cynthia Bourgeau, his attorney in fact

Kathy J. McGrath  
Kathy J. McGrath

By Cynthia Bourgeau, POA  
Cynthia Bourgeau, her attorney in fact