

EA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



04 MAR 31 PM 3:51
 Doyle E. McElhenny
 220 N. 4th St. #18
 Klamath Falls, OR 97601
 Grantor's Name and Address

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Same

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Cesar M. Montano G.
 Yolanda Ramirez

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Rt: 30 Box 156 Malin Or
 97638

Yolanda Ramirez

SPACE RESERVED
 FOR
 RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 03/31/2004 3:51 p m
 Vol M04 Pg 18510
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Doyle E. McElhenny

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Cesar Montano and Yolanda Ramirez 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:

Lot 1 in Block 20 of Merrill, Or according to the official thereof on file in Klamath County Clerk Office, 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):

Subject to reservations and restrictions of record, right of way, and easement at record and those apparent upon the land, contracts and liens for irrigation and for drainage, 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 \$ 55,000.00. 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 March 5, 2004; 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.

Doyle E. McElhenny
 Yolanda Ramirez
 Cesar Montano G.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March 5, 2004
 by Doyle E. McElhenny, Yolanda Ramirez, Cesar Montano G.

This instrument was acknowledged before me on

by

as

of



Pamela Kay Walton
 Notary Public for Oregon
 My commission expires 8-8-04