

04 MAY 21 PM 3:31



After recording return to:
Robert F. Drace and Sandy C. Drace
7129 Turner Court
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Robert F. Drace and Sandy C. Drace
7129 Turner Court
Klamath Falls, OR 97603

File No.: 7021-386855 (SAC)
Date: May 17, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 32382

State of Oregon, County of Klamath
Recorded 05/21/2004 3:31 PM
Vol M04 Pg 32382-83
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Wilma L. Ramirez, Grantor, conveys and warrants to Robert F. Drace and Sandy C. Drace as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The East 1/2 of Lot 49 and All of Lot 50 in Block 1 Country Green, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$130,000.00**. (Here comply with requirements of ORS 93.030)

26 f

APN: 567684

Statutory Warranty Deed
- continued

File No.: 7021-366855 (SAC)
Date: 05/17/2004

Wilma L. Ramirez
Wilma L. Ramirez

STATE OF Oregon

County of Klamath)
ss.

This instrument was acknowledged before me on this 21 day of May, 2004
by Wilma L. Ramirez.

[Signature]
Notary Public for Oregon
My commission expires: 8-2-07

