

04 JUN 4 PM 10:48



WJC - 65080 TM

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State of Oregon, County of Klamath
Recorded 06/04/2004 10:48a m
Vol M04 Pg 35950
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

JOHN J. RAMOS

1009 ALANDALE STREET

KLAMATH FALLS, OR 97601

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

JOHN J. RAMOS

1009 ALANDALE STREET

KLAMATH FALLS, OR 97601

Escrow No. MT65020-TM

STATUTORY WARRANTY DEED

BILLY RAY HAMBLIN, TRUSTEE OF THE BILLY RAY HAMBLIN REVOCABLE LIVING TRUST, DATED AUGUST 10, 2000, Grantor(s) hereby convey and warrant to **JOHN J. RAMOS**, 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 40 of OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-034CB-04300-000

Key No: 443979

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 **\$75,000.00**.

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 3 day of June 2004

BILLY RAY HAMBLIN REVOCABLE LIVING TRUST

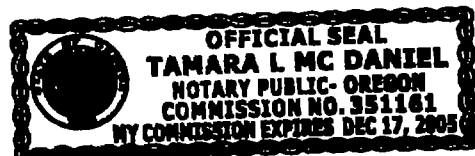
BY: Billy Ray Hamblin Trustee
BILLY RAY HAMBLIN, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 3, 2004 by BILLY RAY HAMBLIN AS TRUSTEE OF THE BILLY RAY HAMBLIN REVOCABLE LIVING TRUST, DATED AUGUST 10, 2000.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



2/10 mm