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04 JUN 25 AM 8:33

Betty Jean Kurtz

3887 Glenwood Lp. S.E.

Salem, Oregon 97301

Thomas J. Ramsden Jr.

3961 Agena Way

Lompoc, Ca. 93436-3628

Grantor's Name and Address

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

Thomas J. Ramsden Jr.

3961 Agena Way

Lompoc, Calif. 93436-3628

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

above

SPACE RESERVED
FOR
RECORDER'S USE

Vol M04 Page 41041

State of Oregon, County of Klamath
Recorded 08/25/2004 8:33 a m
Vol M04 Pg 41041
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1
5" op

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Betty Jean Kurtz

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Thomas J. Ramsden Jr.

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 Six(6) in Block Six(6) of Tract 1076, Third Addition to
Antelope Meadows

(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):

no exceptions

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 \$ 5000

~~Other consideration consists of or includes other property or value given or promised which is the whole or part of the (indicate with symbol) 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.

In witness whereof, the grantor has executed this instrument on 18 March 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.

Betty Jean Kurtz

STATE OF OREGON, County of Marion

This instrument was acknowledged before me on March 18, 2004

OFFICIAL SEAL
LAURIE S. FORT

NOTARY PUBLIC - OREGON
COMMISSION NO. 335854

MY COMMISSION EXPIRES JUNE 22, 2004

Laurie S. Fort
Notary Public for Oregon

My commission expires June 22, 2004

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