

04 AUG 23 PM 2:55



MT-65988 UN

Vol M04 Page 55740

State of Oregon, County of Klamath
Recorded 08/23/04 2:56 p.m.
Vol M04 Pg 55740
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

ANGE L. LOBUE

5244 Patrick Creek Drive

McKinleyville, CA 95519

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

ANGE L. LOBUE

5244 Patrick Creek Drive

McKinleyville, CA 95519

Escrow No. MT65988-LW

STATUTORY WARRANTY DEED

DAVID M. RAMIREZ, Grantor(s) hereby convey and warrant to **ANGE L. LOBUE and CHANTAL M. LOBUE, as tenants by the entirety**, 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 2 in Block 17 of North Klamath Falls, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029BB-06100-000

Key No: 184838

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 **\$115,000.00**.

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 17th day of August, 2004.

David M. Ramirez
DAVID M. RAMIREZ

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 17, 2004 by DAVID M. RAMIREZ.

Lisa Weatherby
(Notary Public for Oregon)



My commission expires 11/20/07

2/10 km