



MT67559 KR

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State of Oregon, County of Klamath
Recorded 12/03/04 3:09 p m
Vol M04 Pg 83255
Linda Smith, County Clerk
Fee \$ 2100 # of Pgs 1

After recording return to:

David M. Ramirez
4604 Boardman Street
Klamath Falls, OR 97603

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

David M. Ramirez
4604 Boardman Street
Klamath Falls, OR 97603

Escrow No. MT67559-KR

STATUTORY WARRANTY DEED

Thomas Russell Riach, Grantor(s) hereby convey and warrant to **David M. Ramirez**, 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:

Lots 17 and 18 in Block 11 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002CA-08100-000

Key No: 519228

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 **\$89,000.00**.

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 3rd day of December, 2004

Thomas Russell Riach
Thomas Russell Riach

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 3, 2004 by Thomas Russell Riach.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007



2100 am