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TITLE INSURANCE

mtc-13910-0015

WARRANTY DEED

CRATER TITLE INSURANCE CO. P. O. BOX 336, 604 W. MAIN ST., MEDFORD, OREGON
JOSEPHINE COUNTY TITLE CO. P. O. BOX 71, 507 N. E. 6th ST., GRANTS PASS, OREGON

KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS L. PICKELL and RUTH A. PICKELL Vol M05 Page 06149

hereinafter called the grantor,
BURNELL J. HUBERT and MABLE E. HUBERT, husband and wife & Jose
A. RAMIREZ and CONNIE C. RAMIREZ, husband & wife
hereinafter called the grantee,
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs and assigns, that certain real
property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the
County of KLAMATH and State of Oregon, bounded and described as follows, to-wit:

Lots 1, 2, and 3 and the East 1/2 of Northwest 1/4 of Section 19,
Township 40 South, Range 14 East, Willamette Meridian.
East 1/2 of Northeast 1/4 of Section 24, Township 40 South, Range
13 East, Willamette Meridian.
Northeast 1/4 of Southwest 1/4 of Section 19, Township 40 South,
Range 14 East, Willamette Meridian,
all located in Klamath County, Oregon.

AMERITITLE has recorded this
instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

To Have and to Hold the above described and granted premises unto the said grantee and grantee's
heirs and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances
except easements, covenants, conditions, restrictions or apparent
on the ground

and that grantor will and
grantor's heirs, executors and administrators shall warrant and forever defend the above granted premises
and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 170,000.00
XX
XX
XX

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand and seal this 16th day of MAY, 1983.

Douglas L. Pickell (SEAL)
(Douglas L. Pickell)
Ruth A. Pickell (SEAL)
(Ruth A. Pickell, by Douglas L. Pickell,
her attorney-in-fact) (SEAL)

STATE OF OREGON } ss MAY 16th, 1983
County of JACKSON }

BEFORE ME PERSONALLY appeared the above named Douglas L. Pickell for himself
and as Attorney in Fact for Ruth A. Pickell
and acknowledged the foregoing instrument to be his voluntary act and deed.

(SEAL)
Robert L. Johnson
Notary Public for Oregon
My Commission expires: 6/8/85

WARRANTY
DEED

State of Oregon } ss. County of Josephine } I hereby certify that the within instrument of writing was received and filed ato'clock.....M. the.....day of.....19..... and is recorded in.....Records for Josephine County, Oregon.County Clerk By.....Deputy	State of Oregon, County of Klamath Recorded 01/27/05 2:54 p m Vol M05 Pg 06149 Linda Smith, County Clerk Fee \$ 21.00 # of Pgs 1
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CRATER TITLE INSURANCE CO. P. O. BOX 336, - 604 W. MAIN ST., - MEDFORD, OREGON

AFTER RECORDING RETURN TO: BURNELL & MABLE HUBERT, 6325 Elder Way, Klamath Falls, OR 97603