

05 FEB 24 AM 10:25

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

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RICKIE RAY BEER

1101 Hanks Street

Klamath Falls, OR 97601

Grantor's Name and Address

MARIA S. RAMIREZ

2126 Greensprings Dr.

Klamath Falls, OR 97601

Grantee's Name and Address

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

MARIA S. RAMIREZ

2126 Greensprings Dr.

Klamath Falls, OR 97601

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

MARIA S. RAMIREZ

2126 Greensprings Dr.

Klamath Falls, OR 97601

State of Oregon, County of Klamath

Recorded 02/24/2005 10:25 a.m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that RICKIE RAY BEERhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by MARIA S. RAMIREZ

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 4, BLOCK 3, RIVERVIEW, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK  
OF KLAMATH COUNTY, OREGON.

(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 \$ 26,000.00. <sup>①</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. <sup>②</sup> (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on Jan February 14, 2005; 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.

Rickie R. Beer

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.

STATE OF NEW MEXICO, County of RIO ARriba ss.This instrument was acknowledged before me on FEBRUARY 14, 2005by RICKIE RAY BEER

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

OFFICIAL SEAL

FAYE S. DAVIS

NOTARY PUBLIC - NEW MEXICO  
Notary Bond Filed with Secretary of State

My Commission Expires \_\_\_\_\_

Notary Public for Oregon - NEW MEXICOMy commission expires January 25, 2006

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