

05 APR 22 AM 10:53

MTZ-68796 KR



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State of Oregon, County of Klamath
Recorded 04/22/2005 10:53 a.m
Vol M05 Pg 28401
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

THIS SPACE RESER

After recording return to:

Steven E. Nelson

105 Woodland Drive

Scotts Valley, CA 95066

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

Steven E. Nelson

105 Woodland Drive

Scotts Valley, CA 95066

Escrow No. MT68796-KR

STATUTORY WARRANTY DEED

R. D. Dial, Grantor(s) hereby convey and warrant to **Steven E. Nelson and Lynn L. Ramirez**, 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:

LEGAL DESCRIPTION

Lot 20 of LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the following described parcel: Beginning at a point on the Southerly line of Lot 20 of LANDIS PARK, 112 feet South 88 degrees 44' West from the iron pin which marks the Southeast corner of Lot 20 LANDIS PARK and running thence; continuing South 88 degrees 44' West a distance of 41.8 feet to the Southwest corner of Lot 20; thence North 26 degrees 33' East, a distance of 33 feet to a point; thence South 44 degrees 24' East a distance of 39.4 feet, more or less, to the point of beginning.

Tax Account No: 3909-010DA-01900-000
544904

Key No:

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 **\$125,000.00**.

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 15th day of April, 2005

R. D. Dial
R. D. Dial

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 15, 2005 by R. D. Dial.



Kristi L. Redd
(Notary Public for Oregon)
My commission expires 11/16/2007

21⁰⁰ AM