

'05 JUN 21 PM1:40

AFTER RECORDING RETURN TO:

ok RATLIFF & RATLIFF, P.C.
905 Main Street, Ste 200
Klamath Falls OR 97601

Vol M05 Page 46488

GRANT'S NAME AND ADDRESS:

Carmen J. Santa Maria
P.O. Box 34142
Las Vegas, NV 89133

State of Oregon, County of Klamath
Recorded 06/21/05 1:40 p m

Vol M05 Pg 46488-89

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

GRANTEE'S NAME AND ADDRESS:

Michael Santa Maria
456 Spruce Hill Way
Charles Town, WV 25414

SEND TAX STATEMENTS TO:

Michael Santa Maria
456 Spruce Hill Way
Charles Town, WV 25414

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **CARMEN J. SANTA MARIA**, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **MICHAEL SANTA MARIA**, hereinafter called the 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 the County of Klamath, State of Oregon, described as follows, to-wit:

The East ½ of Gov. Lot #2 (E½ of SW¼ of NW¼) of Section 30, Township 35 South, Range 11 East Williamette Meridian. Approx. 20 ac M/L

Assessor's Parcel No. 3511-03000-00900

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

TO HAVE AND TO HOLD THE SAME unto the 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 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 \$0.00. However, the actual consideration consists or of includes other property or value given or promised which is the whole of the consideration

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 this _____ day of June, 2005; if a corporate grantor, 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.


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.


Carmen J. Santa Maria

STATE OF NEVADA; County of Clark) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 20 day of June, 2005, by Carmen J. Santa Maria.




NOTARY PUBLIC FOR OREGON
My Commission expires: 12/10/06