

05 AUG 1 PM 01:10

MT7-70803-KR



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Elite Business System Inc., a California
Corporation
19636 Stallion Circle
Walnut, CA 91789

State of Oregon, County of Klamath
Recorded 08/01/05 3:13 Pm
Vol M05 Pg 59934
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

Elite Business System Inc., a California
Corporation
19636 Stallion Circle
Walnut, CA 91789

Escrow No. MT70803-KR
Title No. 0070803

SM12

STATUTORY WARRANTY DEED

David M. Ramirez, Grantor(s) hereby convey and warrant to **Elite Business System Inc., a California Corporation**, 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 1 and 2 in Block 18 of NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029BB-06500-000

Key No: 184874

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 **\$97,000.00**.

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 1st day of August, 2005

David M. Ramirez
David M. Ramirez

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 1, 2005 by David M. Ramirez.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

2/2/06