

MT70732KR



State Of Oregon, County Of Klamath

M05-61563

08/09/2005 02:45:48 PM

Of Pages 1 Fee: \$21.00

After recording return to:

STEVEN E. NELSON

59 WASHINGTON STREET #400

SANTA CLARA, CA 95050

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

STEVEN E. NELSON

59 WASHINGTON STREET #400

SANTA CLARA, CA 95050

Escrow No. MT70732-KR

Title No. 0070732

SWD

STATUTORY WARRANTY DEED

RONALD W. GRIGSBY and LISA A. GRIGSBY, as tenants by the entirety, 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:

Lot 20, Block 2 of FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-015AA-03900-000

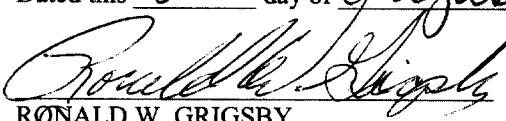
Key No: 577263

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 **\$154,000.00**.

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.

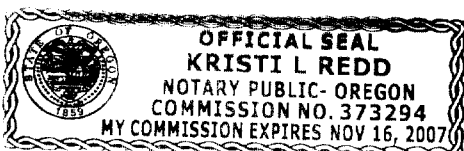
Dated this 8th day of August, 2005.

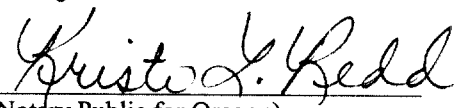

RONALD W. GRIGSBY


LISA A. GRIGSBY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug. 8, 2005 by RONALD W. GRIGSBY and LISA A. GRIGSBY.




(Notary Public for Oregon)

My commission expires 11/16/2007

2400