

EA

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



Grantor's Name and Address

State Of Oregon, County Of Klamath

M05-63124

08/30/2005 10:43:22 AM

Of Pages 1 Fee: \$21.00

Grantee's Name and Address

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

OTC 1 Nora Ramirez
215 W. Eldorado Ave.
Klamath Falls OR 97601

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

Francisco and Guadalupe
221 N. Eldorado Blvd
Klamath Falls, OR 97601

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that NORA RAMIREZ WHO ACQUIRED TITLE AS NORA OROZCO

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by FRANCISCO RAMIREZ AND
GUADALUPE RAMIREZ, AS TENANTS BY THE ENTIRETY

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 in Block 3 of Williams Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the East 70 feet thereof.

(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):

none

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 \$ 18,110.06. 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. (The sentence between the symbols ®, 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 August 30, 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.

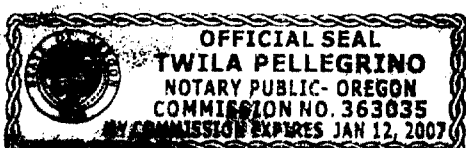
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Nora Ramirez
Nora Ramirez

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on August 30, 2005
by Nora Ramirez

This instrument was acknowledged before me on _____
by _____
as _____
of _____



Twila Pellegrino
Notary Public for Oregon

My commission expires 1-12-2007