

M05-64575

Klamath County, Oregon

09/19/2005 03:42:50 PM

Pages 1 Fee: \$21.00

1st 660909
WARRANTY DEED -- STATUTORY FORM

DONALD G. RODICH and SUSAN I. RODICH, not as tenants in common, but with the right of survivorship, Grantor,

conveys and warrants to

RACHEL O'RYAN, an individual, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOT 14 IN BLOCK 5 OF LITTLE RIVER RANCH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY OF KLAMATH COUNTY, OREGON.

Tax Account No(s): 699042

Map/Tax Lot No(s): 2309-2A-2300

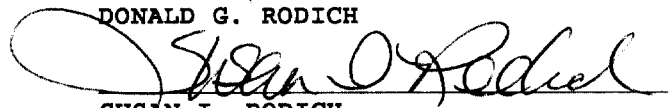
This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$49,500.00 .

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.

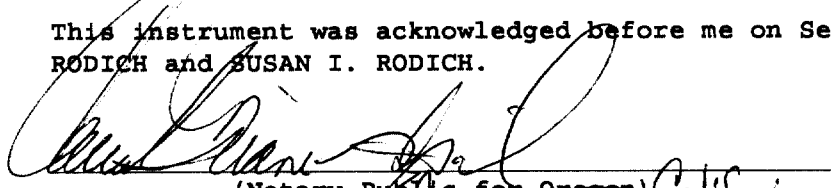
Dated this 10 day of September, 2005.

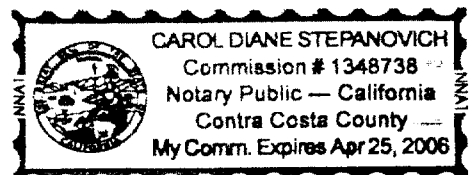

DONALD G. RODICH


SUSAN I. RODICH


STATE OF OREGON, COUNTY OF Clatsop SS.

This instrument was acknowledged before me on September 10th, 2005 by DONALD G. RODICH and SUSAN I. RODICH.


(Notary Public for Oregon) California
My commission expires April 25, 2006



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
RACHEL O'RYAN
1036 RIVERSIDE DRIVE
SAN JOSE, CA 95125

TITLE NO. 660909
ESCROW NO. 14-0077805

21F