

M05-65278

Klamath County, Oregon

09/28/2005 12:23:26 PM

Pages 1 Fee: \$21.00

After Recording Return to:

DAVID P. KEITH

932 Clvia Rosa
Santa Barbara, CA 93110

Until a change is requested all tax statements

Shall be sent to the following address:

DAVID P. KEITH

Same as Above

WARRANTY DEED

(INDIVIDUAL)

ATE - 62259 AF

NANCY L. RUFFALO, herein called grantor, convey(s) to DAVID P. KEITH, AN ESTATE IN FEE SIMPLE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 40, Block 20, Tract No. 1113, OREGON SHORES UNIT NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 118 MAP 3507-018DC TL 06200 KEY #243882

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$12,000.00.
(here comply with the requirements of ORS 93.930)

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

9-22-05

NANCY L. RUFFALO

STATE OF OREGON, County of ~~Klamath~~ ss. ^{Orange}

On 9/22/05 personally appeared the above named NANCY L. RUFFALO and acknowledged the foregoing instrument to be ~~their/his~~ her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062259

Before me:

Notary Public for Oregon

My commission expires:

10/17/08

Official Seal



21-A