

MTC-71260MS



After recording return to:

David M. Ramirez

5353 Brentwood Drive

Klamath Falls, OR 97603

M05-66923

Klamath County, Oregon

10/19/2005 03:02:36 PM

Pages 1 Fee: \$21.00

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

David M. Ramirez

5353 Brentwood Drive

Klamath Falls, OR 97603

Escrow No. MT71260-MS

Title No. 0071260

SWD

STATUTORY WARRANTY DEED

Ronald R. Bowers and Danice K. Bowers, as tenants by the entirety, Grantor(s) hereby convey and warrant to **David M. Ramirez**, 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 13 in Block 12 of TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-014CA-08100-000

Key No: 574177

574177

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 **\$184,000.00**.

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 10th day of Oct, 2005.

Ronald R. Bowers

Ronald R. Bowers

Danice K. Bowers

Danice K. Bowers

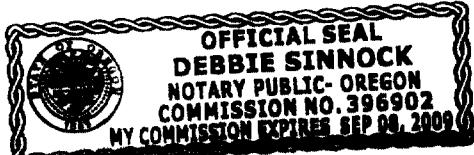
State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10-10, 2005 by Ronald R. Bowers and Danice K. Bowers.

Debbie Sinnock

(Notary Public for Oregon)

My commission expires 9-8-09



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