

M05-70263

Klamath County, Oregon

12/01/2005 02:57:40 PM

Pages 1 Fee: \$21.00

After Recording Return to:

DEAN E. RICKS and KAREN RICKS

9300 Carolina Dr.

Central Point, Or. 97502

Until a change is requested all tax statements

Shall be sent to the following address:

DEAN E. RICKS and KAREN RICKS

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE - 62495 MS

LAURO BECERRA, herein called grantor, convey(s) to DEAN E. RICKS and KAREN RICKS, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The West 1/2 of Lot 6, EMPIRE TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3809-035CC TL 00800 KEY# 447699

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 \$95,000.00.

(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 November 29, 2005.

LAURO BECERRA

Lauro Becerra by Emma Dominguez
BY: EMMA DOMINGUEZ, His attorney in fact
HIS ATTORNEY IN FACT

STATE OF OREGON, County of Klamath) ss.

On November 30, 2005 personally appeared the above named Emma Dominguez as Attorney in Fact for Lauro Becerra and acknowledged the foregoing instrument to be her voluntary act and deed.

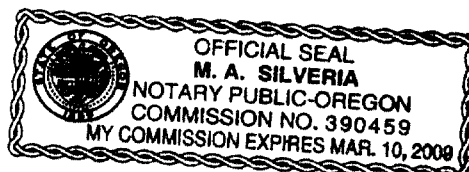
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062495

Before me: M.A. Silveria
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



21-A