

M05-70434

Klamath County, Oregon

12/06/2005 08:26:25 AM

Pages 4 Fee: \$36.00

[Ross + Donna Traw]
Ryan Traw or survivor
29720 Jeans Rd #30
Veneta OR 97487]

Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Warranty Deed

Date of this Document: NOV. 18, 2005

Reference Number of Related Documents: M77 page 5054 # 27236
M90 page 21452 # 21853

Grantor(s):
Name Rowena Traw
Street Address 483 Riddle Rd.
City/State/Zip Crescent OR 97733

Grantee(s):
Name Ross + Donna Traw Ryan Traw or survivor
Street Address 29720 Jeans Rd #30
City/State/Zip Veneta OR 97487

Abbreviated Legal Description (i.e., lot, block, plat, or section, township, range, quarter/quarter or unit, building and - *see page back*
condo name): TWP 24 RINGE 8 Block sec 36 TRACT FOR SE4SW4 LY 5 of RR .14
483 Riddle Rd Acre 1.0 Map R-2408-03600-02100-000 code 103
Township 24, sec. 36, range 8E
Assessor's Property Tax Parcel/Account Number(s): R149985 R872040 M777797

For good consideration, Rowena Traw
of 483 Riddle Rd Crescent, County of Klamath
State of Oregon, hereby bargain, deed and convey to Ross, Donna, Ryan
Traw or survivor of 29720 Jeans Rd #30 Veneta
County of Lane, State of Oregon, the following described land in
Klamath County, free and clear with WARRANTY COVENANTS; to wit:
- see attachments -

Until a change is requested all tax statements
shall be sent to the following address:
29720 Jeans Rd #30 Veneta OR 97487

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantor by deed of 483 Riddle Road Crescent, Oregon, dated Nov. 18, 2005.

WITNESS the hands and seal of said Grantor this 18 day of Nov., 2005

Rowene Traw
Grantor

Rowene H Traw
Grantor

State of Oregon

County of Klamath

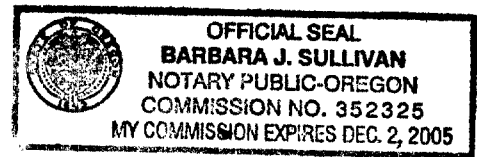
On November 18, 2005, before me, Rowene Traw, personally appeared Rowene Traw, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Barbara J. Sullivan

Affiant Known Unknown
ID Produced _____

(Seal)



ON

21853

QUITCLAIM DEED

Vol. m90 Page 21452KNOW ALL MEN BY THESE PRESENTS, That Dwight L. Hoy and Mary D. Hoy

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto

Rowene Traw

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any-wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

That portion of parcel R 2408-36-2000 described as follows:

Beginning at a point which is 360 feet North of the Southeast corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 36, Township 24 South, Range 8 East of the Willamette Meridian; thence North on the East line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 208.7 feet; thence West parallel to the South line of said section a distance of thirty (30) feet; thence South parallel to the East line of said section a distance of 208.7 feet; thence East parallel to said South line of Section a distance of 30 feet; to the point of beginning.

FORM No. 714—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

1-1-74

WARRANTY DEED—~~TENANTS BY ENTIRETY~~

KNOW ALL MEN BY THESE PRESENTS, That

Richard A. DeSoto and Ann J. DeSoto

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by

Rowene Traw, ~~husband and wife~~, hereinafter called the grantee. does

hereby grant, bargain, sell and convey unto the grantee, ~~as tenants by the entirety, the heirs of the survivor and their assigns,~~ that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A Portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, more paritcularly described as follows:

Beginning at a point which is 360 feet North and 30 feet West of the Southeast corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence North parallel to the East line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 208.7 feet; thence West parallel to the South line of said section a distance of 208.7 feet; thence South parallel to said East line a distance of 208.7 feet; thence East parallel to said South line a distance of 208.7 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, reservations, restrictions, and rights of way of record and those apparent upon the land.

and that grantor will warrant and forever defend the said 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 \$ 3,700.00.

©However, the actual consideration consists of or includes other property or value given or promised which is

7/1/05-6/30/06 MFD STR-P PROPERTY TAX STATEMENT

ACCOUNT NO.: M777797

KLAMATH COUNTY*P.O. BOX 340*KLAMATH FALLS, OR 97601

PROPERTY DESCRIPTION

LAST YEAR'S TAX

78.24

See back for explanation of taxes marked with (*)

483 RIDDLE RD
CRESCENT, OR 97733

ACRES: 0.00

MAP: M-177465

CODE: 103

7/1/05-6/30/06 REAL PROPERTY TAX STATEMENT

ACCOUNT NO.: R149985

KLAMATH COUNTY*P.O. BOX 340*KLAMATH FALLS, OR 97601

PROPERTY DESCRIPTION

LAST YEAR'S TAX

243.46

See back for explanation of taxes marked with (*)

483 RIDDLE RD
CRESCENT, OR 97733

ACRES: 1.00

MAP: R-2408-03600-02100-000

CODE: 103

7/1/05-6/30/06 REAL PROPERTY TAX STATEMENT

ACCOUNT NO.: R872040

KLAMATH COUNTY*P.O. BOX 340*KLAMATH FALLS, OR 97601

PROPERTY DESCRIPTION

LAST YEAR'S TAX

22.70

See back for explanation of taxes marked with (*)

TWP 24 RNGE 8, BLOCK SEC 36, TRACT POR
SE4SW4 LY S OF RR, ACRES .14

ACRES: .14

MAP: R-2408-03600-02001-000

CODE: 104

TRAW ROWENE

P O BOX 44

CRESCENT, OR 97733

STATEMENT SE 062793

THIS YEAR'S TAX

EDUCATION:

KLAMATH COUNTY SCHOOLS

2.19

CENTRAL OREGON EDUCATI

0.33

SOUTHERN OREGON EDUCAT

0.19

2.67