

MTT-73627KR

THIS SPACE RESERVED FOR RECORDER'S USE



M06-04687
Klamath County, Oregon
03/15/2006 02:44:31 PM
Pages 1 Fee: \$21.00

After recording return to:
Fred S. Griffiths
647 Pacific Terrace
Klamath Falls, OR 97601

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

Fred S. Griffiths
647 Pacific Terrace
Klamath Falls, OR 97601

Escrow No. MT73627-KR
Title No. 0073627

SWD

STATUTORY WARRANTY DEED

DMR Enterprises, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to Fred S. Griffiths and Aileen J. Griffiths, as tenants by the entirety, 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 4, and the Southwesterly 16 feet of Lot 3 in Block 16 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029CD-05300-000 Key No: 368408

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 \$89,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 10th day of March, 2006.

DMR Enterprises, LLC, an Oregon Limited Liability Company

BY: David M. Ramirez, Member

STATE OF OREGON
County of KLAMATH

This instrument was acknowledged before me on March 10, 2006, by David M. Ramirez as Member of DMR Enterprises, LLC, an Oregon Limited Liability Company.

Kristi L. Redd
Notary Public for Oregon
My Commission Expires: 11/16/2007



21.00