

**M06-11245**

Klamath County, Oregon

06/02/2006 11:56:30 AM

Pages 2 Fee: \$26.00



After recording return to:  
Monico V. Ramirez and Maria Ramirez  
8938 Aurora Court  
Klamath Falls, OR. 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Monico V. Ramirez and Maria Ramirez  
Address shown above.

File No.: 7021-827599 (MTA)  
Date: May 23, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**Richard Bacchi and Linda Bacchi as tenants by the entirety**, Grantor, conveys and warrants to **Monico V. Ramirez and Maria Ramirez as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Parcel 1 of Land Partition 30-05 being a replat of Parcel 1 of Land Partition 9-02, situated in the SW 1/4 of Section 5, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$180,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

5/17/06  
MVR

26-F

Dated this 24 day of May, 2006.

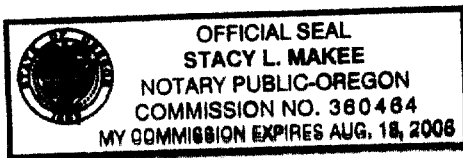
Richard H Bacchi  
Richard Bacchi

Linda Bacchi  
Linda Bacchi

STATE OF )  
                  )ss.  
County of )

This instrument was acknowledged before me on this 24<sup>th</sup> day of May, 2006  
by **Richard Bacchi and Linda Bacchi.**

Stacy L Makee



Notary Public for Oregon  
My commission expires: 8-18-06