

2006-017255

Klamath County, Oregon



00002259200600172550020026

08/28/2006 03:04:58 PM

Fee: \$26.00

After Recording Return to:

JESUS P. MENTEL-VENTURA and MARGARITA VENTURA

3322 Barry Ave
Klamath Falls, Or. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

JESUS P. MENTEL-VENTURA and MARGARITA VENTURA

Same as above

ASPEN: 63651 MS

WARRANTY DEED

(INDIVIDUAL)

JOSE RAMIREZ SANTANA and ILANA H. RAMIREZ, herein called grantor, convey(s) to JESUS P. MENTEL-VENTURA and MARGARITA VENTURA, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as: JVP
MV

See Exhibit A attached hereto and made a part hereof.

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 \$127,500.00.
(here comply with the requirements of ORS 93.930)

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 August 10, 2006.


JOSE RAMIREZ SANTANA


ILANA H. RAMIREZ

STATE OF OREGON, County of Klamath) ss.

On August 10, 2006 personally appeared the above named JOSE RAMIREZ SANTANA and ILANA H. RAMIREZ and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063651

Before me: 

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal

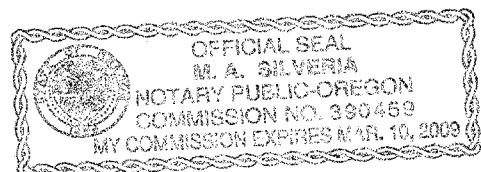


Exhibit A

Lot 95, CASITAS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

LESS AND EXCEPT that portion lying within Parcel 1 of Land Partition 20-94.

CODE 041 MAP 3909-010CD TL 10800 KEY #544030