



THIS SPACE RESEI

2006-021509
Klamath County, Oregon



10/25/2006 03:24:06 PM

Fee: \$21.00

After recording return to:

Jose Ramirez

5351 Shasta Way

Klamath Falls, OR 97603

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

Jose Ramirez

5351 Shasta Way

Klamath Falls, OR 97603

Escrow No. MT76909-SH

Title No. 0076909

SWD

MT76909 SH

STATUTORY WARRANTY DEED

Clinton C. Hansen, Grantor(s) hereby convey and warrant to **Jose Ramirez**, 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:

The Southerly 118 feet of the West 75 feet of the E1/2 of Lot 64 in FAIR ACRES SUBDIVISION, No. 1 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT any portion thereof lying within the boundaries of Shasta Way.

Tax Account No: 3809-035DC-01500-000

Key No: 686056

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 **\$170,000.00**.

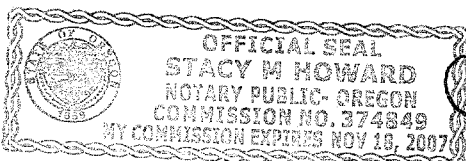
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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.

Dated this 11 day of Oct, 2006


Clinton C. Hansen

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 11, 2006 by Clinton C. Hansen.




(Notary Public for Oregon)

My commission expires Nov 18, 2007

2400