



THIS SPACE RESERVE

2006-023250  
Klamath County, Oregon



11/20/2006 03:18:19 PM

Fee: \$21.00

After recording return to:

Gonzalo Ruiz

5181 Gatewood Drive

Klamath Falls, OR 97603

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

Gonzalo Ruiz

5181 Gatewood Drive

Klamath Falls, OR 97603

Escrow No. MT77121-MS

Title No. 0077121

SWD

MT77121MS

### STATUTORY WARRANTY DEED

**Roy W. Holmes and Stacey Renee Holmes, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Gonzalo Ruiz and Arcelia Ruiz, 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 28 in Block 3 of TRACT NO. 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-014AC-01200-000

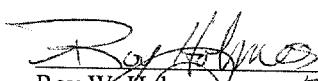
Key No: 570509

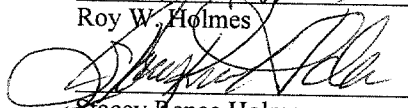
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$227,000.00**.

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 17th day of Nov, 2006

  
Roy W. Holmes

  
Stacey Renee Holmes

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 11/17, 2006 by Roy W. Holmes and Stacey Renee Holmes.

  
(Notary Public for Oregon)

My commission expires 12/20/06

