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NO PART OF ANY STEVENS NEEDS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS



MTC1394-8379

2006-025653

Klamath County, Oregon



00012054200600256530020028

12/29/2006 03:51:20 PM

Fee: \$26.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Karri K. Mirande**2200 Bryant Williams Drive****Klamath Falls, Oregon 97601**

Until requested otherwise, send all tax statements to (Name, Address, Zip):

same as above

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that **RAUL A MIRANDE MD PC**hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by **KARRI K. MIRANDE**hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **Klamath** County, State of Oregon, described as follows, to-wit:

Lot 236 and Lot 250, RUNNING Y RESORT PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): **except those of record and apparent to the land**

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$_____. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on **November 10 2006**; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, 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)).

RAUL MIRANDE MD PC

By-

By-

STATE OF OREGON, County of **Klamath**) ss.This instrument was acknowledged before me on **November 2006**,

by

This instrument was acknowledged before me on

by

Raul Mirande and Karri K. Mirande

as

President and Secretaryof **Raul Mirande MD PC**

OFFICIAL SEAL
SHAWNA L. CLAUSEN
NOTARY PUBLIC-OREGON
COMMISSION NO. 407533
MY COMMISSION EXPIRES JUNE 21, 2010

Notary Public for Oregon

My commission expires

06/21/10

240-

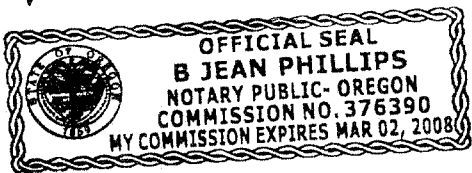
x Karri K. Miranda

INDIVIDUAL ACKNOWLEDGMENT

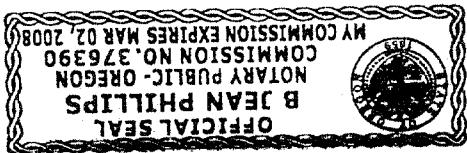
State/Commonwealth of Oregon }
County of Klamath } ss.

On this the 10th day of November, 2006, before
me, B Jean Phillips, the undersigned Notary
Name of Notary Public

Public, personally appeared Karri K. Miranda,
as Secretary of Raul Miranda
MD PC
Name(s) of Signer(s)
☐ personally known to me -- OR --
☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are
subscribed to the within instrument, and
acknowledged to me that he/she/they
executed the same for the purposes therein
stated.



WITNESS my hand and official seal.

B Jean Phillips
Signature of Notary Public
Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Any Stamp Above

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: 11-10-06 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Right Thumbprint of Signer
Top of thumb here