

2007-008216

Klamath County, Oregon



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05/07/2007 12:50:37 PM

Fee: \$26.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
905 Main Street, Ste 200
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Fermin Pena-Ramirez and Linda Fiegi
1230 Royvonne Avenue 205 Boone Rd., #8
Salem, OR 97302 Salem, OR 97302

GRANTEE'S NAME AND ADDRESS:

Adolfo Pena-Ramirez and
Maria Guadalupe Virgen, H&W
P. O. Box 703
Merrill, OR 97633

SEND TAX STATEMENTS TO:

Adolfo Pena-Ramirez
P. O. Box 703
Merrill, OR 97633

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FERMIN PENA-RAMIREZ and LINDA D. FIEGI, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **ADOLFO PENA-RAMIREZ and MARIA GUADALUPE VIRGEN, Husband and Wife**, hereinafter called the 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 the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 11 and 12, Block 37, CITY OF MALIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map Tax Lot: R-4112-016DA-00500-000
Property ID No.: R123930

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

TO HAVE AND TO HOLD THE SAME unto the 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: **Trust Deed dated August 4, 1998, between Fermin Pena-Ramirez and Linda D. Fiegi, with rights of survivorship, as grantors, to William L. Sisemore, as Trustee, for the benefit of Klamath First Federal Savings and Loan Association, regarding Loan No. 0100444497; recorded August 10, 1998, in Book M98, Page 29264, of the records of Klamath County, Oregon,** 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 \$0.00. However, the actual consideration consists or of includes other property or value given or promised, consisting of resolution of that certain lawsuit being prosecuted as Case No. 0700197CV in the Circuit Court of the State of Oregon, Klamath County, wherein grantees herein are plaintiffs and grantors herein are defendants, which is the whole consideration.

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 this 23rd day of April, 2007.

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)).


Linda D. Fiegi

STATE OF OREGON; County of Marion) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 23rd day of April, 2007, by Linda D. Fiegi.


NOTARY PUBLIC FOR OREGON
My Commission expires: Oct 29, 2010

