

THIS SPACE RES

2007-009806

Klamath County, Oregon



00023639200700098060010015

05/31/2007 03:39:44 PM

Fee: \$21.00



MT 079310-SH

After recording return to:

Eduardo Ramirez

5913 Hill Road

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Eduardo Ramirez

5913 Hill Road

Klamath Falls, OR 97603

Escrow No. MT79310-SH

Title No. 0079310

SWD

STATUTORY WARRANTY DEED

Bren Michael Kern, Grantor(s) hereby convey and warrant to **Eduardo 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:

Lot 628 in Block 128 of MILLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$120,000.00**.

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 25th day of May, 2007.

Bren Michael Kern

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on May 25, 2007 by Bren Michael Kern.

(Notary Public for Oregon)

My commission expires Dec 1, 2009

