

2007-021019
Klamath County, Oregon



12/17/2007 12:21:52 PM

Fee: \$21.00

After Recording Return to:
KENNETH PATZKE
10576 McGuire Ave
Klamath Falls, Or. 97603
Until a change is requested all tax statements
Shall be sent to the following address:
KENNETH PATZKE
Same as above

WARRANTY DEED
(INDIVIDUAL)

ATE: 65378MS

EMILY C. RAMIREZ, TRUSTEE OF THE EMILY C. RAMIREZ TRUST, DATED JUNE 6, 1983, AKA THE EMILY C. RAMIREZ REVOCABLE INTERVIVOS TRUST, herein called grantor, convey(s) to KENNETH PATZKE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Parcel 2 of Land Partition 23-07 being replat of Land Partition 36-98, situated in the W 1/2 of the NW 1/4 of the NW 1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

CODE 007 MAP 3909-00700 TL 00603 Key #884711

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage


and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$56,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated December 14, 2007.

EMILY C. RAMIREZ TRUST
DATED JUNE 6, 1983


BY: EMILY C. RAMIREZ, TRUSTEE


STATE OF CALIFORNIA, County of Orange) ss.

On 12/15, 2007 personally appeared the above named EMILY C. RAMIREZ AS TRUSTEE ~~OF THE EMILY C. RAMIREZ TRUST~~ and acknowledged the foregoing instrument to be HER voluntary act and deed.

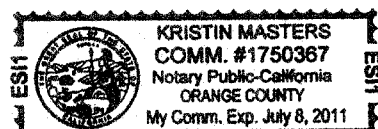
This document is filed at the request of:


Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 65378MS

Before me: 
Notary Public for California
My commission expires: 7/8/11

Official Seal



\$21.14