

2009-015189

Klamath County, Oregon



00076102200900151890020029

12/01/2009 02:24:32 PM

Fee: \$42.00

After Recording Return to:

ROBERT J. PRATT

P.O. BOX 2029

LOOMIS, CA. 95650

Until a change is requested all tax statements

Shall be sent to the following address:

ROBERT J. PRATT

P.O. BOX 2029

LOOMIS, CA. 95650

ATE 67315

WARRANTY DEED

(INDIVIDUAL)

DMR ENTERPRISES LLC, an Oregon Limited Liability Company, herein called grantor, convey(s) to ROBERT J. PRATT, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

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 \$15,000.00.
(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 November 20, 2009.

DMR ENTERPRISES LLC

David M. Ramirez
BY DAVID M. RAMIREZ, MEMBER

STATE OF OREGON, County of KLAMATH) ss.

On November 30, 2009 personally appeared the above named DAVID M. RAMIREZ AND SOLE MEMBER OF DMR ENTERPRISES LLC and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



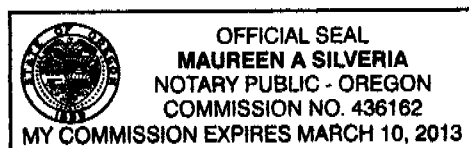
525 Main Street
Klamath Falls, OR 97601
Order No.: 67315MS

Before me: *Maureen A. Silveria*

Notary Public for Oregon

My commission expires: 3/10/2013

Official Seal



ATE 442

Exhibit A

PARCEL 1:

Lot 37, Block 20, Tract No. 1113, OREGON SHORES UNIT 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 6, Block 2, Tract No. 1027, MT SCOTT MEADOWS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 138 MAP: 3507-018DC TL: 06500 KEY: 244079

CODE: 008 MAP: 3107-001A0 TL: 04000 KEY: 79970