

OK

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That R. Raymond Royse, Personal Representative of the Estate of Mildred Lenz Garrett, deceased, Klamath County Circuit Court Case No. 88-108-PR hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard T. Ragan & Kimberly K. Ragan, husband & wife, tenants by the entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 26 and 27 of Skyline View Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

SUBJECT TO:

1. Reservations and restrictions in the dedication of Skyline View.
2. Regulations, liens and assessments and laws relating to the Skyline View District Improvement Company.
3. Easements and reservations of record and those apparent upon the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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

and that grantor will warrant and forever defend the said 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 \$ 79,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 22 day of April, 1989; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL 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.

R. RAYMOND ROYSE, PERSONAL REPRESENTATIVE OF THE ESTATE OF MILDRED LENZ GARRETT, DECEASED

STATE OF OREGON,)
County of Klamath) ss.
April 22, 1989

STATE OF OREGON, County of) ss.
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Personally appeared the above named
R. RAYMOND ROYSE

Personally appeared and
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

and acknowledged the foregoing instrument to be a voluntary act and deed.

a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: Feb. 3, 1991

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Mr. R. Raymond Royse
539 Girard Circle
Medford, OR 97504

GRANTOR'S NAME AND ADDRESS

Richard & Kimberly Ragan
3942 Rio Vista
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bradford J. Aspell
122 South Fifth Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 25th day of April, 1989, at 1:55 o'clock P.M., and recorded in book/reel/volume No. M89 on page 6931 or as fee/file/instrument/microfilm/reception No. 99414 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee \$8.00

By Pauline Mullendare Deputy