

MTC 31581 MK
WARRANTY DEEDKNOW ALL MEN BY THESE PRESENTS, That
ROBERT E. WORTHEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JOHN H. RAMSDEN and ANNE-MARIE RAMSDEN, as 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,
the 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 54, 55 and 56 of PONDEROSA PARK, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

MOUNTAIN TITLE COMPANY

"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 and to determine any limits on
lawsuits against farming or forest practices as defined in ORS 30.930."

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 and the above granted premises, free from all encumbrances except those of
record and those apparent upon the land, if any, as the date of this deed 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 \$ 48,000.00

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 10 day of February, 19 95;
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.

STATE OF OREGON,)
County of _____) ss.
_____, 19 ____.

Personally appeared the above named _____
ROBERT E. WORTHEN

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

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this
_____, 19 ____, by _____,
_____, president, and by _____,
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: _____ (SEAL)

ROBERT E. WORTHEN

1102 ALMERIA AVE.

WINTERS, CA 95694

GRANTOR'S NAME AND ADDRESS

JOHN H. RAMSDEN and ANNE-MARIE RAMSDEN

PO Box 989
CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

JOHN H. RAMSDEN and ANNE-MARIE RAMSDEN

PO Box 989
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

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

JOHN H. RAMSDEN and ANNE-MARIE RAMSDEN

PO Box 989
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____
I certify that the within instrument was
received for record on the _____
day of _____, 19 ____,
at _____ o'clock _____ M., and recorded
in book _____ or page _____ or as
file/reel number _____.

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

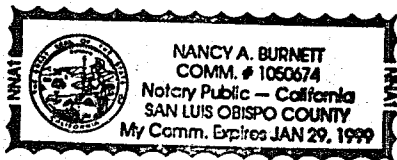
By _____ Recording Officer
Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

3440

State of CALIFORNIA
 County of SAN LUIS OBISPO
 On Feb. 10, 1995 before me, NANCY A. BURNETT
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared ROBERT EARL WORTHAN
Name(s) of Signer(s)

☐ personally known to me – OR – ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Nancy A. Burnett
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

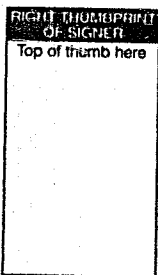
Title or Type of Document: WARRANTY DEED
 Document Date: Feb. 10, 1995 Number of Pages: 1
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: [Signature]

- ☒ Individual
- ☐ Corporate Officer
 Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

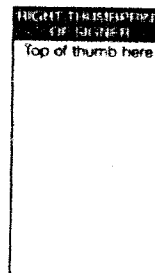
Signer Is Representing: _____



Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
 Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 15th day
 of Feb A.D., 19 95 at 3:46 o'clock P M., and duly recorded in Vol. M95
 of Deeds on Page 3439

FEE \$35.00

Bernetha G. Letsch County Clerk

By [Signature]