

1999 SEP 20 PM 2:57

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BETTY C. VAN RANSLER

P.O. BOX 361

MERRILL, OR 97633

BETTY C. VAN RANSLER, TRUSTEE BETTY C. VAN RANSLER LOVING TRUST 9/10/99

P.O. BOX 361

MERRILL, OR 97633

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

JAMES H. SMITH, ATTORNEY

711 BENNETT AVE.

MEDFORD, OR 97504

Until requested otherwise, send all tax statements to (Name, Address, Zip):

BETTY C. VAN RANSLER

P.O. BOX 361

MERRILL, OR 97633

SPACE RESERVED
FOR
RECORDER'S USE

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STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that BETTY C. VAN RANSLER

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ****

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in _____ KLAMATH _____ County, State of Oregon, described as follows, to-wit:

**** BETTY C. VAN RANSLER, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE BETTY C. VAN RANSLER LOVING TRUST DATED SEPTEMBER 10, 1999, AND ANY AMENDMENTS THERETO.

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 except (if no exceptions, so state):

and that grantor will warrant and forever defend the 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 \$ -0- . However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the property.

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

In witness whereof, the grantor has executed this instrument this 10TH day of SEPTEMBER, 1999; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

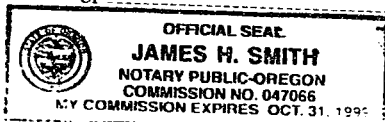
Betty C. Van Ransler
BETTY C. VAN RANSLER

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on SEPTEMBER 10, 1999, by BETTY C. VAN RANSLER

This instrument was acknowledged before me on _____, 19____,

by _____ as _____ of _____



Notary Public for Oregon JAMES H. SMITH
My commission expires 10/31/99

EXHIBIT "A"

PARCEL 1:

Lot 2 and N ½ of Lot 3 in Block 20 of the City of Merrill, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 3 and the South 15 feet of Lot 2 in Block 23 of Merrill, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for the year 1979-80 are now a lien but not yet payable.
2. Any unpaid charges or assessments of the City of Merrill for municipal improvements.
3. Reservations and restrictions contained in deed from Klamath County School District to F. E. Trotman, dated march 5, 1937, recorded March 8, 1937, in Deed Volume 108 page 204, records of Klamath County, Oregon, as follows: "This conveyance, however, is made upon the further consideration that the grantee, his heirs and assigns, shall not erect upon said premises any structure designed for resident purposes nor permit any structure erected on said premises to be used for residence purposes unless the first cost of such structure is at least \$2,000.00"

State of Oregon, County of Klamath
Recorded 9/20/99, at 2:57 P.M.
In Vol. M99 Page 37342
Linda Smith,
County Clerk Fee \$ 35.00