



1999 OCT -6 PM 2:55

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:
David Ragan and Kimberly Ragan
216 Greenridge Drive
Lake Oswego, OR 97035

Until a change is requested all tax statements
shall be sent to the following address:
David Ragan and Kimberly Ragan
216 Greenridge Drive
Lake Oswego, OR 97035

Escrow No. K54567V
Title No. K54567V

STATUTORY WARRANTY DEED

UNION BANK OF CALIFORNIA, N.A. ^{formerly known as The Bank of California} AS TRUSTEE, an estate in fee simple, Grantor, conveys and warrants to DAVID RAGAN AND KIMBERLY RAGAN, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 21, Block 11, TRACT 1027, MT. SCOTT MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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.

The true consideration for this conveyance is \$ (to convey title only) (Here comply with the requirements of ORS 93.030)

Dated this 4th day of October, 1999.

UNION BANK OF CALIFORNIA, N.A., AS TRUSTEE

BY/TITLE: [Signature]

STATE OF _____
County of _____ } ss.

This instrument was acknowledged before me on this _____ day of _____,
by _____

Notary Public for Oregon

My commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Francisco

} ss.

On October 4, 1999

Date

before me,

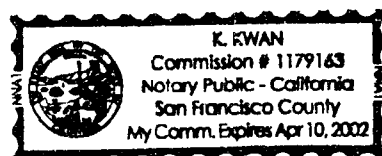
K. Kwan, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Richard C. Hutson

Name(s) of Signer(s)

☒ personally known to me~~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.

K. Kwan

Signature of Notary Public

Place Notary Seal Above

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:

Statutory Warranty Deed

Document Date:

October 4, 1999

Number of Pages:

1

Signer(s) Other Than Named Above:

N/A

Capacity(ies) Claimed by Signer

Signer's Name:

Richard C. Hutson

☐ Individual☐ Corporate Officer — Title(s):☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☒ Trustee☐ Guardian or Conservator☐ Other:
 RIGHT THUMBPRINT
OF SIGNER

Signer Is Representing:

Union Bank of California, N.A.

State of Oregon, County of Klamath

Recorded 10/08/99, at 2:55 p.m.

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Linda Smith,

County Clerk

Fee \$ 35.00