



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. <sup>formerly known as The Bank of California</sup> 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 \_\_\_\_\_

K35

\_\_\_\_\_  
Notary Public for Oregon

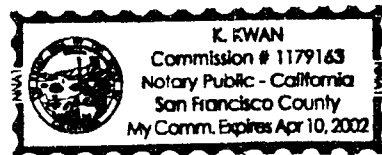
My commission expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of San Francisco } ss.On October 4, 1999, before me, K. Kwan, Notary Publicpersonally appeared Richard C. Hutson

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 DeedDocument Date: October 4, 1999 Number of Pages: 1Signer(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  
 (To be filled in by the signor)

Signer Is Representing: Union Bank of California, N.A.