

05 JUN 7 PM 3:04

MT69479KR



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State of Oregon, County of Klamath
Recorded 06/07/05 3:04 p m
THIS SPACE RJ Vol M05 Pg 42325
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

Ronald C. Abel

1258 Buck Island Drive

Klamath Falls, Oregon 97601

Until a change is requested all
tax statements shall be sent to
The following address:

Ronald C. Abel

1258 Buck Island Drive

Klamath Falls, Oregon 97601

Escrow No. MT69479-KR

STATUTORY WARRANTY DEED

David G. Ragsdale and Gail D. Ragsdale, as Trustees of the Family Trust of David G. Ragsdale and Gail D. Ragsdale, Grantor(s) hereby convey and warrant to

Ronald C. Abel and Erica M. Abel, as tenants by the entirety, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 11 in Block 2 of TRACT NO. 1091, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-025DD-01400-000

Key No: 426140

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$280,000.00**.

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.

Dated this 24th day of May, 2005

The Family Trust of David G. Ragsdale and Gail D. Ragsdale

BY: [Signature] TRUSTEE
David G. Ragsdale, Trustee

BY: [Signature]
Gail D. Ragsdale, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 24, 2005 by David G. Ragsdale and Gail D. Ragsdale, as Trustees of the Family Trust of David G. Ragsdale and Gail D. Ragsdale.



[Signature]
(Notary Public for Oregon)

My commission expires 11/16/2007

2/10 am