

05 JUN 22 PM 3:30

MT6-69986TM



Vol M05 Page 47085

State of Oregon, County of Klamath  
Recorded 06/22/05 3:30 p m  
Vol M05 Pg 47085  
Linda Smith, County Clerk  
Fee \$ 2.00 # of Pgs 1

THIS SPACE R

After recording return to:  
RICHARD T. RAGAN

Same as below

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

RICHARD T. RAGAN

7809 Donegal Ave  
Klamath Falls, Or 97603

Escrow No. MT69986-TM

### STATUTORY WARRANTY DEED

ANGELA K. CLABAUGH, Grantor(s) hereby convey and warrant to **RICHARD RAGAN and KIMBERLY RAGAN, with the rights of survivorship**, 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:

Lots 5 and 6, Block 21, CHELSEA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3809-019AD-04900-000

Key No.: 433864

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 **\$89,000.00**.

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 17 day of June 2005

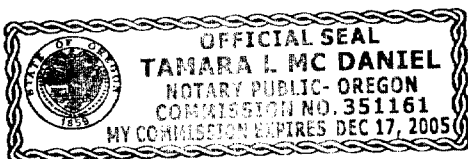
Angela K. Clabaugh  
ANGELA K. CLABAUGH

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 17, 2005 by ANGELA K. CLABAUGH.

Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05



2/00 am