

50:11:05 AM 11:05

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After Recording Return to:

Dr. and Mrs. Trevor L. Ragan

906 Northview Circle
Yreka, CA 96097

State of Oregon, County of Klamath

Recorded 06/30/05 11:09 m

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested all tax statements
Shall be sent to the persons & address shown above.

Aspen 60185 MA
WARRANTY DEED
(INDIVIDUAL)

EDWIN N. LIPPERT FAMILY LLC., an Oregon Limited Liability Company, herein called Grantor, convey(s) to TREVOR L. RAGAN and LEORA Y. RAGAN, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$85,000.00.**
(here comply with the requirements of ORS 93.930)

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 June 21, 2005.

EDWIN N. LIPPERT FAMILY, LLC, an Oregon Limited Liability Company

Wesley M. Lippert
WESLEY M. LIPPERT, Managing Member

STATE OF OREGON, County of Klamath) ss.

On June 27, 2005, personally appeared the above named **Wesley M. Lippert**, as an authorized and Managing Member of **EDWIN N. LIPPERT FAMILY LLC., an Oregon Limited Liability Company.**

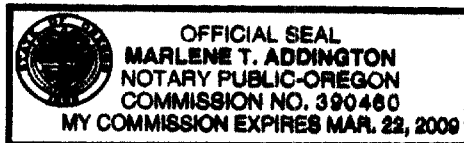
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060185

Before me: Marlene T. Addington
Notary Public for Oregon
My commission expires: **March 22, 2009**

Official Seal



26A

49715

Exhibit A

Parcel 1 of Land Partition 33-04 being a Replat of Parcels 2 and 3 of Land Partition 8-02 situated in the SW 1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.