NN

M05-68421

Klamath County, Oregon 11/07/2005 08:50:56 AM Pages 2 Fee: \$26.00

WARRANTY DEED - STATUTORY FORM

WILLIAM ALLEN RANNEY AND PEGGY SUE RANNEY AS TRUSTES UNDER A CERTAIN TRUST AGREEMENT DATED MAY 20, 1983.

conveys and warrants to JOHN E. AND LEASA M. TEIXEIRA, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP.

the following described real property free of encumbrances, except as specifically set forth herein, situated in <u>KLAMATH</u>
County, Oregon, to-wit:

Lot 3, Block 7, Ferguson Mountain Pines, being a subdivision of the West 1/2 of Section 5, Township 36 South, Range 13 East of the Willamette Meridian.

SUBJECT TO: Covenants, conditions, reservations, easements, restrictions, rights of way, and all matters appearing of record.

TOGETHER WITH all and singular the tenements, hereditaments, appurtenances, rights, privileges, and easements belonging or in anywise appertaining to any and all of the real property hereinabove described and defined and the reversion, reversions, remainder and remainders, rents, issues, profits and revenue thereof.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state): None

The true consideration for this conveyance is \$ 3,000.00 ... (Here, comply with the requirements of ORS 93.030.)

DATED October 19, 2005

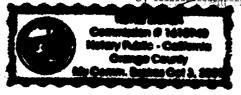
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY 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.

CALLIFORNIA

STATE OF OREGON, County of Orange

This instrument was acknowledged before me on _OCTOBER 19, 2005

by William Allen Ranney and Peggy Sue Ranney



Notary Public for Orlegon CALIEORNIA NETTIE SIGALA

My commission expires 10/3/09

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

| State of California | • |
|--|---|
| | ss. |
| County of ORNAGE | |
| On OCTOBER 19, 2005 before me | NETTIE SIGALA, NOTARY PUBLIC Name and Title of Officer (e.g., "Jane Doe, Notary Public") |
| | |
| ersonally appeared WILLLIAM ALLE | IN RANNEY AND PEGGY SUE RANNEY |
| | Name(s) of Signer(s) |
| | X personally known to me |
| | proved to me on the basis of satisfacto |
| | evidence |
| | to be the person(s) whose name(s) is/a |
| | subscribed to the within instrument ar |
| Commission # 1616049 | acknowledged to me that he/she/they execute |
| Notary Public - California | the same in his/her/their authorize |
| My Comm. Expires Oct 3, 2000 | capacity(ies), and that by his/her/the |
| | signature(s) on the instrument the person(s), |
| | the entity upon behalf of which the person(|
| | acted, executed the instrument. |
| *** | |
| | WITNESS my hand and official seal. |
| | 1/4/1/2 //6/ |
| | //Www // face |
| Place Notary Seal Above | Signature of Notary Spolic |
| | OPTIONAL — |
| Though the information below is not required | I by law, it may prove valuable to persons relying on the document |
| and could prevent fraudulent remo | oval and reattachment of this form to another document. |
| Description of Attached Document | |
| Description of Attached Document Fitle or Type of Document:WARRAN | |
| Title of Type of Document. WARRAIN | II DEED-STATUTORY FORM |
| Document Date: | Number of Pages: |
| | |
| Signer(s) Other Than Named Above: | |
| Capacity(ies) Claimed by Signer | |
| Signer's Name: | RIGHT THUMBPR |
| Individual | OF SIGNER |
| Corporate Officer — Title(s): | Top of thumb he |
| Partner — Limited Ceneral | |
| Attorney in Fact | |
| ☐ Trustee | |
| Guardian or Conservator | |
| Other: | |
| Signer Is Representing: | |