

THIS SPACE RESERVED FOR REC

2009-014747

Klamath County, Oregon



00075583200900147470020025

After recording return to:

Carolyn Ramirez, Trustee

425 Foch Street

Eugene, Oregon 97402

11/17/2009 11:14:20 AM

Fee: \$42.00

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

Same as above

Same as above

mtc 1396-9809

STATUTORY WARRANTY DEED

CAROLYN ANN RAMIREZ Grantor(s) hereby convey and warrant to CAROLYN RAMIREZ TRUSTEE OF THE RAMIREZ FAMILY TRUST CREATED May 5, 2005 as Grantee, the following described real property in the County of Klamath, State of Oregon, to wit:

Lots 1 through 5 inclusive, of REDWOOD HILLS PHASE 1, TRACT 1459, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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: those of record and apparent to the land including the 2009-2010 real property taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$ Estate Planning**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

AMERITITLE, has recorded this
Instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

42Am.

Dated this 13 day of October, 09.

Carolyn Ann Ramirez

Carolyn A Ramirez

State of Oregon
County of Lane

This instrument was acknowledged before me on October 2, 2009 by Carolyn Ann Ramirez as her voluntary act and deed



Ch L. S.
(Notary Public for Oregon)

My commission expires November 17, 2012