

2010-008180

Klamath County, Oregon



00086955201000081800020021

07/07/2010 02:58:45 PM

Fee: \$42.00



THIS SPACE

After recording return to:

George F. Ishikawa, Jr.

19780 E Via Del Palo

Queen Creek, AZ 85142

4648 Hargies Dr
Klamath Falls, OR 97601

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

George F. Ishikawa, Jr.

19780 E Via Del Palo

Queen Creek, AZ 85142

Same as above

File No.: 7021-1592492 (ALF)

Date: June 28, 2010

1st 1592492

STATUTORY WARRANTY DEED

Joseph C. Ramos and Kathryn F. Ramos, Trustees, Joseph and Kathryn Ramos Living Trust, dated July 16, 2007, Grantor, conveys and warrants to **George F. Ishikawa, Jr.**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 1252, TRACT 1446, RUNNING Y RESORT PHASE 6, THIRD ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$135,000.00**. (Here comply with requirements of ORS 93.030)

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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 10 day of July, 20 10.

Joseph C Ramos and Kathryn F Ramos
Trustees of the Joseph and Kathryn Ramos
Living Trust dated July 16, 2007

Joseph C Ramos
Joseph C Ramos, Trustee

Kathryn F Ramos
Kathryn F Ramos, Trustee

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 10 day of July, 20 10
by **Joseph and Kathryn Ramos Trust.**

Adrien Fleeck

Notary Public for Oregon
My commission expires: 12-3-10

