

2011-013778

Klamath County, Oregon



00111348201100137780020026

12/14/2011 11:55:27 AM

Fee: \$42.00

GRANTOR NAME AND ADDRESS

William Carroll Ransom
Kristine Jo Ransom
2915 Ivan Lane, Klamath Falls, OR 97603

GRANTEE NAME AND ADDRESS

William Ransom
and Kristine Ransom
Trustees of the Ransom 2011
Family Trust
2915 Ivan Lane
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, ATTORNEY
435 OAK AVE.
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO

GRANTEE

WARRANTY DEED - STATUTORY FORM

WILLIAM CARROLL RANSOM and KRISTINE JO RANSOM, Grantors,
convey and warrant to WILLIAM RANSOM AND KRISTINE RANSOM,
TRUSTEES OF THE RANSOM 2011 FAMILY TRUST December 14, 2011,
Grantee, all of that certain real property located in the County
of Klamath, State of Oregon, legally described as follows, to-
wit:

1. Residential real property civilly described as 2915
Ivan Lane, Klamath Falls, Klamath County, Oregon and legally
described as follows, to-wit:

Parcel 1 of Land Partition 61-92 located in the
SW1/4 of Section 5, Township 39 South, Range
10 East, Willamette Meridian being Lot 12, Block 2,
Tract 1172 - "SHIELD CREST", Klamath County, Oregon.

TOGETHER WITH an undivided interest in all those
private roads shown on the plat and more
particularly in Declaration recorded M84, page
4256, Microfilm Records of Klamath County, Oregon

2. Residential Duplex civilly described as 5695 through
5699 Glenridge, Klamath Falls, Klamath County, Oregon and
legally described as follows, to-wit:

Lot 5 in Tract 1312 - SPRINGCREST, according to the
official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon

3. Residential real property civilly described as 401
Sunrise, Midland, Klamath County, Oregon and legally
described as follows, to-wit:

The East 6 feet of Lot 9, all of Lots 6, 7 and 8,
and the West 13 feet of LOT 5, BLOCK 39, FIRST
ADDITION TO MIDLAND according to the official plat
thereof on file in the office of the County Clerk of
Klamath County, Oregon.

TOGETHER WITH that portion of vacated Main Street,
vacated by instrument recorded in Volume M81,
page 2111, Microfilm Records of Klamath County,
Oregon.

4. An undivided interest in Commercial real property civilly described as 4480 S. 6th Street, Klamath Falls, Klamath County, Oregon and legally described as follows, to-wit:

Parcel 1 of Land Partition 10-01 according to official plat thereof on file in the office of the Clerk of Klamath County, Oregon

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

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

William Carroll Ransom
WILLIAM CARROLL RANSOM, Grantor

Kristine Jo Ransom
KRISTINE JO RANSOM, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 14th day of December, 2011, by WILLIAM CARROLL RANSOM and KRISTINE JO RANSOM, Grantors



Margaret A. John
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-12-14