

1st 1825423-Sk

2012-001976

Klamath County, Oregon



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THIS SPACE

02/23/2012 02:26:20 PM

Fee: \$52.00



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:  
Joseph Ransom and Julie Ransom  
8111 Highway 66  
Klamath Falls, OR 97603

Grantor Address:  
Fletcher Trust / *Holly S. Merritt*  
404 Main Street, Ste 1 *TEE*  
Klamath Falls, OR 97601

File No.: 7021-1825423 (SFK)  
Date: February 14, 2012

### STATUTORY WARRANTY DEED

**Holly S. Merritt, Successor Trustee, under Declaration of Trust dated December 28, 2007, known as The Cecil F. Fletcher Trust.**, Grantor, conveys and warrants to **Joseph Ransom and Julie Ransom, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$125,000.00**. (Here comply with requirements of ORS 93.030)

F

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 22 day of FEBRUARY, 20 12.

Holly S. Merritt, Successor Trustee  
~~Cecil F. Fletcher, Trustee~~, under Declaration  
of Trust dated December 28, 2007, known as  
The Cecil F. Fletcher Trust.

  
Holly S. Merritt, Successor Trustee

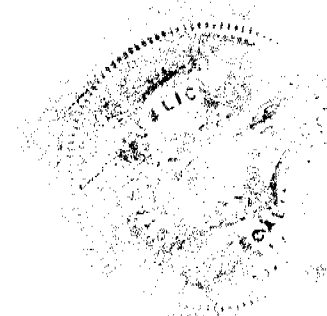
STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by as of Cecil F Fletcher, Trustee, under Declaration of Trust dated December 28, 2007, known as The  
Cecil F. Fletcher Trust., on behalf of the .

see attached Notarial Certificate.

Notary Public for Oregon  
My commission expires:

H4  
2/22/2012



**EXHIBIT A**

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

**A portion of the SW 1/4 of the NW 1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, described as follows:**

Beginning at a point marked by an iron pin on the North line of the Klamath Falls-Ashland Highway and distant along said North line of Highway 277.9 feet from the intersection of said line and the East line of said SW 1/4 of NW 1/4; thence Southwesterly along said line of Highway 300 feet to the Southeast corner of the property herein described; thence North 35° West 400 feet; thence Southwesterly and parallel with said line of Highway 125 feet; thence Southeasterly to a point on the North right of way line of the Klamath Falls-Ashland Highway 100 feet West of the point of beginning; thence Northeasterly along said line of Highway 100 feet to the point of beginning, being the Southeast corner of the property herein described.



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

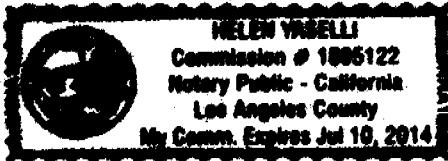
CIVIL CODE § 1189

State of California

County of LOS ANGELES

On February 22, 2012, before me, Helen Yaselli, Notary Public

personally appeared HOLLY S. MERRITT



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Helen Yaselli

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: STATUTORY WARRANTY DEED

Document Date: February 22, 2012 Number of Pages: 3

Signer(s) Other Than Named Above: NO OTHER SIGNERS

### Capacity(ies) Claimed by Signer(s)

Signer's Name: HOLLY S. MERRITT

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here



Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

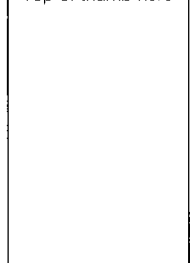
☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
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