

BE 1875723 NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF STEVENS-NESS LAW PUBLISHING CO.

2012-004448

Klamath County, Oregon



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Fee: \$42.00

STEVE RAGAN

124 Oxborough Dr

Folsom, CA 95630

Grantor's Name and Address

PACIFIC SERVICE CORPORATION,

63 Via Pico Plaza #544

San Clemente, CA 92672

Grantee's Name and Address

PACIFIC SERVICE CORPORATION,

63 Via Pico Plaza #544

San Clemente, CA 92672

SPACE RESERVE
FOR
RECORDER'S USE

Until requested otherwise, send all tax statements to (Name, Address, Zip):

PACIFIC SERVICE CORPORATION,

63 Via Pico Plaza #544

San Clemente, CA 92672

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

STEVE RAGAN, TRUSTEE & STEVE RAGAN FAMILY TRUST DATED NOVEMBER 15, 1996

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

PACIFIC SERVICE CORPORATION, A NEVADA CORPORATION,

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in _____ County, State of Oregon, described as follows, to-wit:

KLAMATH COUNTY

LOT 02, BLOCK 78, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 PLAT 4

KLAMATH COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): _____

_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 4-21-2012; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____,

by _____

This instrument was acknowledged before me on _____,

by _____

as _____

of _____

Notary Public for Oregon

My commission expires _____

* See attached Acknowledgements

* Warranty Deed *

ACKNOWLEDGMENT

State of California

County of Sacramento

On April 21st 2012 before me, Mary Spesert, Notary Public
(insert name and title of the officer)

personally appeared Steve Ragan
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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 [Signature]

(Seal)

