

THIS S

2012-005664

Klamath County, Oregon



05/24/2012 02:05:48 PM

Fee; \$47.00

After recording return to:

LARRY RITCHIE AND MARY RITCHIE, TRUSTEES OF THE LARRY AND MARY

RITCHIE LIVING TRUST

P.O. BOX 7120

VISALIA, CA 93290

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

LARRY RITCHIE AND MARY RITCHIE, TRUSTEES OF THE LARRY AND MARY RITCHIE LIVING TRUST

P.O. BOX 7120

VISALIA, CA 93290

Escrow No. MT93574-LW

Title No.

0093574

SWD r.020212

STATUTORY WARRANTY DEED

RICHARD B. LEDBETTER AND CHRISTINE LEDBETTER AS TRUSTEES OF THE LEDBETTER REVOCABLE TRUST DATED JULY 29, 2005,

Grantor(s), hereby convey and warrant to

LARRY RITCHIE AND MARY RITCHIE, TRUSTEES OF THE LARRY AND MARY RITCHIE LIVING TRUST,

Grantee(s), the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 180, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$755,000.00. 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:

Signature

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 2^2 day of May , $30/2$.
RICHARD B. LEDBETTER AND CHRISTINE LEDBETTER AS TRUSTEES OF THE LEDBETTER REVOCABLE TRUST DATED JULY 29, 2005 BY: Diland B. Ledbetter, Trustee RICHARD B. LEDBETTER, TRUSTEE BY: Meshing detter Trustee CHRISTINE LEDBETTER, TRUSTEE
STATE OF CALIFORNIA
county of
On, 2012 before me, personally appeared RICHARD B. LEDBETTER AND CHRISTINE LEDBETTER AS TRUSTEES OF THE LEDBETTER REVOCABLE TRUST DATED JULY 29, 2005 personally known to me (or 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 THEY executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

ACKNOWLEDGMENT - Warranty Deed

State of California County of Placer)		
On 5/22/2012	before me,S	Sheri Pickard, notary public (insert name and title of the officer)	
personally appeared Richard B. Ledbetter and Christine Ledbetter 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 F paragraph is true and correct.	PERJURY under the I	laws of the State of California that the foregoing	
WITNESS my hand and official	Al seal. ACER COULY SEXPIRES JULY S	7 (MM2*1-4/M2/11-4)	