



2012-013893
Klamath County, Oregon
12/13/2012 02:44:37 PM
Fee: \$42.00

After recording return to:

Michael B. VanHaarlem

P.O. Box 1097

Midland, OR 97634

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

Michael B. VanHaarlem

P.O. Box 1097

Midland, OR 97634

Escrow No. MT95289-CT

Title No. 0095289

SWD r.020212

STATUTORY WARRANTY DEED

William Ransom and Kristine Ransom, Trustees of The Ransom 2011 Family Trust December 14, 2011,

Grantor(s), hereby convey and warrant to

Michael B. VanHaarlem,

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:

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.

The true and actual consideration for this conveyance is **\$130,000.00**.

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:

42 AMT

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 7 day of Dec 2012.

The Ransom 2011 Family Trust December 14, 2011

BY: William C. Ransom
William Ransom, Trustee

BY: Kristine Ransom
Kristine Ransom, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 7, 2012 by William Ransom and Kristine Ransom, Trustees of The Ransom 2011 Family Trust December 14, 2011.

Cherice F. Treasure

(Notary Public for Oregon)

My commission expires 6/17/2016

