

2016-006639

Klamath County, Oregon



00188463201600066390020021

06/23/2016 10:42:47 AM

Fee: \$47.00

Until a change is requested,  
all tax statements shall be sent to:

Mr. Virgil and Mrs. Kristen Ryan  
1806 Centennial Way  
Escondido, CA 92026

After recording return to:

Rau Law Firm, LLC  
13500 SW 72<sup>nd</sup> Avenue, #210  
Portland, OR 97223

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## STATUTORY WARRANTY DEED

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For \$10.00 and other good and valuable consideration, Virgil Edward Ryan, Grantor, conveys and warrants to Virgil Edward Ryan and Kristen Renee Ryan, Trustees, or their successors in interest, of the Ryan Trust dated June 17, 2016, and any amendments thereto, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

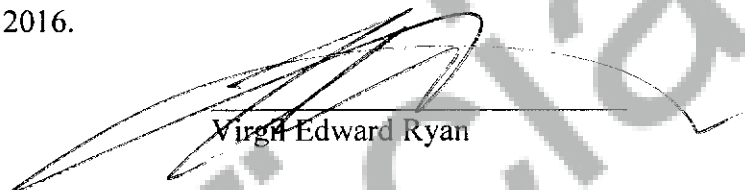
A portion of land in W ½ of the NE ¼ of Section 19, Township 28 South, Range 8 East of the Willamette Meridian, shown as parcel No. 1, on Map of Survey No. 1343, filed in the office of the Klamath County Surveyor, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of the North Beaver Marsh Addition to Beaver Marsh, which point is marked by a 1-inch iron pipe; thence South 73 degrees 04' 30" East along the South line of said North Beaver March Addition 537.75 feet to ½-inch iron pipe; thence south 16 degrees 59' West 468.00 feet to a 5/8-inch iron pin; thence North 73 degrees 04' 30" West 395.60 feet to a 3/4-inch iron pipe on the North-South centerline of the NE ¼ of Section 19; thence North 0 degrees 05' East, 488.97 feet to the point of the beginning.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301

(Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions). 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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: June 17, 2016.

  
Virgil Edward Ryan

A notary public or other officer completing this certificate only verifies the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

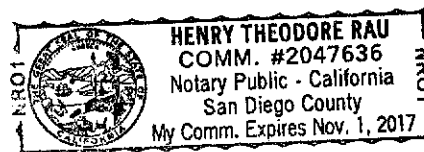
State of California )

County of San Diego )

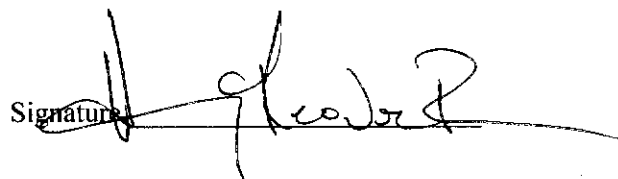
On June 17, 2016, before me, Henry Theodore Rau, Notary Public, (here insert name and title of the officer), personally appeared Virgil Edward Ryan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to 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



(Seal)