



THIS SPACE RESERVED FOR

2018-001815
Klamath County, Oregon
02/15/2018 12:08:01 PM
Fee: \$52.00

After recording return to:

Craig M. North and Charlotte E. North
P.O. Box 157
Chemult, OR 97731

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

Craig M. North and Charlotte E. North
P.O. Box 157
Chemult, OR 97731
File No. 219247AM

STATUTORY WARRANTY DEED

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,

Grantor(s), hereby convey and warrant to

Craig M. North and Charlotte E. North, as Tenants by the Entirety,

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:

A portion of land in the E1/2 of the NE1/4 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°04'30" East along the South line of said North Beaver Marsh Addition 537.75 feet to 1/2 inch iron pipe; thence South 16°59' West 468.00 feet to a 5/8 inch iron pin; thence North 73°04'30" West, 395.60 feet to a 3/4 inch iron pipe on the North-South centerline of the NE1/4 of Section 19; thence North 0°05' East, 488.97 feet to the point of beginning.

The true and actual consideration for this conveyance is \$38,000.00.

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:

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 14 day of February, 2018.

The Ryan Trust

By: X

Virgil Edward Ryan, Trustee

By: X

Kristen Renee Ryan, Trustee

State of _____ } ss
County of _____ }

On this _____ day of _____, 2018, before me, _____ a Notary Public in and for said state, personally appeared Virgil Edward Ryan and Kristen Renee Ryan, Trustees of The Ryan Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

A Notary Public or other officer completing this certificate verifies only 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.

CERTIFICATE OF ACKNOWLEDGMENT

State of California

} SS

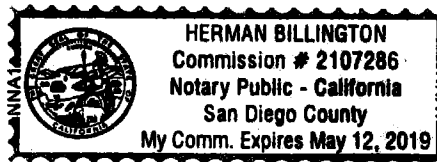
County of SAN DIEGO

On FEBRUARY 14 2018 before me, Herman Billington, personally appeared VIRGIL EDWARD RYAN AND KRISTEN RENEE 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 Herman Billington
Herman Billington - Notary Public



DESCRIPTION OF THE ATTACHED DOCUMENT

WARRANTY DEED
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 02 Document Date 02 14 2018

(Additional information)