

2019-006685

Klamath County, Oregon



00242122201900066850020029

06/14/2019 09:14:30 AM

Fee: \$87.00

WARRANTY DEED

Rosa M. DeRamos
1522 Austin Street
Klamath Falls, OR 97603
Grantor

Rosa M. DeRamos
Aaron C. T. Ketcham
1522 Austin Street
Klamath Falls, OR 97603
Grantee

After recording return to:
Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that ROSA RAMOS, aka ROSA M. DeRAMOS, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to AARON C.T. KETCHAM, reserving unto Rosa M. DeRamos, the Grantor, a life estate in the property, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Lot 5, Block 6, FIRST ADDITION TO KELENE GARDENS, Klamath County, Oregon.
SUBJECT TO:

- 1) The effect of the above described property lying within the boundaries of the Klamath Project and Klamath Irrigation District.
- 2) The effect of the above described property lying within the boundaries of the South Suburban Sanitary District.

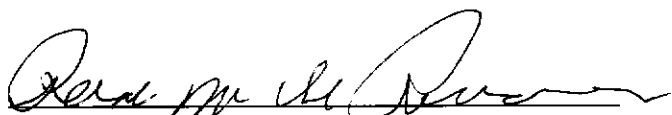
To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is other good and valuable consideration.

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

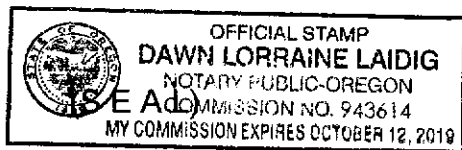
DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE 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.

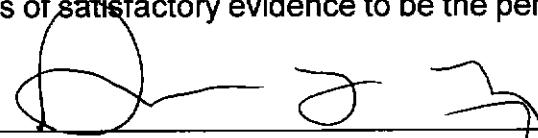
Dated this 12th day of June, 2019.


Rosa M. DeRamos

STATE OF OREGON)
) ss.
County of Klamath)

Subscribed and sworn to (or affirmed) before me on June 12, 2019 by Rosa M. DeRamos, proved to me on the basis of satisfactory evidence to be the person who appeared before me..





Notary Public for Oregon
My Commission Expires: # 10/12/2019