

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

James C. Johnson, Esq.
RAUBER JOHNSON & BLACK
1007 North Demaree Street
Visalia, CA 93291

MAIL TAX STATEMENTS TO:

Larry J. Ritchie
11878 Avenue 328
Visalia, CA 93291

2020-003763

Klamath County, Oregon



00256754202000037630020029

03/30/2020 03:18:13 PM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

THE UNDERSIGNED GRANTOR (s) DECLARE (s)

DOCUMENTARY TRANSFER TAX IS \$None. No transfer tax due: This conveyance is between spouses to establish sole and separate property of a spouse. Transfer tax was previously paid on May 1, 2017, with Instrument No. 2017-004532, 26 C.F.R., §47.4361-2(b)(3), (as codified 11/8/67)

☒ unincorporated area ☐ City of _____

Parcel Nos. R-3808-010B0-00200-000, R-3803-009A0-07900-000, 3808-01130-00300-000

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

LARRY J. RITCHIE and MARY E. RITCHIE, as Trustees of THE LARRY AND MARY RITCHIE LIVING TRUST DATED OCTOBER 30, 2008,

hereby GRANT(S) to LARRY J. RITCHIE, a married man, as his separate property, as to an undivided one percent (1%) interest,

the following described real property in the County of Klamath, State of Oregon:

See Exhibit A attached hereto.

Dated

March 24, 2020

THE LARRY AND MARY RITCHIE LIVING TRUST DATED
OCTOBER 30, 2008

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.

By

LARRY J. RITCHIE, Trustee

By

MARY E. RITCHIE, Trustee

STATE OF CALIFORNIA

COUNTY OF TULARE } ss.

On March 24, 2020 before me,
JAMES C. JOHNSON, Notary Public,
personally appeared LARRY J. RITCHIE and MARY E. RITCHIE

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

[Signature]

(This area for official notarial seal)

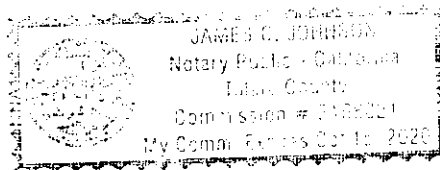


EXHIBIT A
Legal Descriptions

1. 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.

Parcel No. R3808-010B0-00200-000; 10421 Finch Court, Klamath Falls, OR.

2. Lot 181, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel No. R-3803-009A0-07900-000; 10427 Finch Court, Klamath Falls, OR.

3. Lot 179, RUNNING Y RESORT, PHASE E, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel No. 3808-01130-00300-000.

Unofficial
Copy