



THIS SPACE RESERVED FOR

**2021-008820**

**Klamath County, Oregon**

06/03/2021 02:26:01 PM

Fee: \$87.00

After recording return to:

Roy R. Ramsden and Nadine M. Ramsden

37065 Agency Lake Loop Rd.

Chiloquin, OR 97624

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

Roy R. Ramsden and Nadine M. Ramsden

37065 Agency Lake Loop Rd.

Chiloquin, OR 97624

File No. 463134AM

---

### STATUTORY WARRANTY DEED

**Gail D. Ragsdale, as Trustee of the Gail D. Ragsdale Revocable Living Trust,**

Grantor(s), hereby convey and warrant to

**Roy R. Ramsden and Nadine M. Ramsden, 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:

**Parcel 2 of Land Partition No. 14-90, said Land Partition being situated in Governments Lots 18, 19, and 24 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon;**

**TOGETHER WITH an easement for road and utilities on, over and across the North 30 feet of Parcels 1 and 2 of Land Partition 51-00, and on, over and across the North 30 feet of Parcels 2 and 3 of Land Partition 47-97, said Land Partitions being situated in the N1/2 of Government Lot 23 in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as granted by instrument recorded June 9, 1980 in Volume M80, page 10434, Microfilm Records of Klamath County, Oregon.**

**AND TOGETHER WITH an easement for vehicular access and public utilities on, over and across the West 30 feet of the North 30 feet of Parcel 3 of Land Partition No. 14-90, said Land Partition being situated in Government Lots 18, 19, and 24 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as said easement is delineated on the face of said Land Partition 14-90.**

**3507-00600-00501**

The true and actual consideration for this conveyance is \$452,000.00.

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 28 day of May, 2021

The Gail D. Ragsdale Revocable Living Trust

By: Gail D. Ragsdale, Trustee  
Gail D. Ragsdale, Trustee

State of Oregon } ss  
County of Klamath }

On this 28 day of May, 2021, before me, Twila Jean Pellegrino a  
Notary Public in and for said state, personally appeared Gail D. Ragsdale, Trustee of the Gail D. Ragsdale Revocable Living 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.

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 11-19-2022

