



2021-013456  
Klamath County, Oregon  
09/02/2021 02:14:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jose Ramirez Santana and Iliana Ramirez Herrera  
3601 Northridge Dr.  
Klamath Falls, OR 97601

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

Jose Ramirez Santana and Iliana Ramirez Herrera  
3601 Northridge Dr.  
Klamath Falls, OR 97601  
File No. 480740AM

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### STATUTORY WARRANTY DEED

**Cyrus Andrew Fitton and Ronda Sue Fitton,  
Trustees of the Cyrus & Ronda Fitton Family Trust dated November 26, 2018,**

Grantor(s), hereby convey and warrant to

**Jose Ramirez Santana and Iliana Ramirez Herrera, 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 1:**

**Lot 9, Block 9, RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**PARCEL 2:**

**The North 70 feet of Lots 10, 11, 12 and 13, Block 9, RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**PARCEL 3:**

**The Southerly 79.7 feet of Lots 10, 11, 12 and 13 in Block 9 of RAILROAD ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.**

The true and actual consideration for this conveyance is \$250,000.00.

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:

**2021-2022 Real Property Taxes, a lien not yet due and payable**

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 27 day of August, 2021

Cyrus and Ronda Fitton Family Trust

By: [Signature]  
Cyrus Andrew Fitton, Trustee

By: [Signature]  
Ronda Sue Fitton, Trustee

State of OR } ss.  
County of Deschutes }

On this 27 day of August, 2021, before me, Hannah Rondeau a Notary Public in and for said state, personally appeared Cyrus Andrew Fitton and Ronda Sue Fitton known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Cyrus & Ronda Fitton Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

[Signature]  
Notary Public for the State of OR »  
Residing at: Bend, OR  
Commission Expires: 10/21/2024

