



First American

First American Title Insurance Company
1225 Crater Lake Avenue, Suite 101
Medford, OR 97504
Phn - (541)779-7250
Fax - (866)400-2250

2022-007294

Klamath County, Oregon

06/10/2022 12:39:01 PM

Fee: \$92.00

RECORDING COVER SHEET PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

FIRST AMERICAN TITLE FILE: 3855942/SA

RECORDING REQUESTED BY AND RETURN TO:

**First American Title
1225 Crater Lake Ave
Medford, OR 97504**

1. Title of Document: (ORS 205.234a)

Statutory Warranty Deed

2. Grantor(s): (ORS 205.160)

Aimee M. O'Connor

3. Grantee(s): (ORS 205.1251a and 205.160)

**Garth Ramseier and Judy Ramseier,
Trustees of The Ramseier Family Trust, Dated August 10 2017,**

4. TRUE AND ACTUAL TRANSACTION AMOUNT: (ORS 93.030) (If applicable):

\$540,000.00

5. SEND TAX STATEMENTS TO:

No Change

6. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)

Re-recorded to: Recording in Klamth County, on instrument previously recorded as Document No.



After recording return to:
Ramseier Family Trust
7604 Skycrest Drive
Klamath City, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Ramseier Family Trust
7604 Skycrest Drive
Klamath City, OR 97601

File No.: 71613855942 (SA)
Date: November 08, 2021

THIS SPACE R

Jackson County Official Records **2021-050480**
R-WD
Stn=62 HALLEH 12/10/2021 10:14:10 AM
\$10.00 \$10.00 \$11.00 \$11.00 \$60.00 **\$102.00**
I, Christine Walker, County Clerk for Jackson County, Oregon, certify
that the instrument identified herein was recorded in the Clerk
records.
Christine Walker - County Clerk

STATUTORY WARRANTY DEED

Aimee M. O'Connor, Grantor, conveys and warrants to **Garth Ramseier and Judy Ramseier, Trustees of The Ramseier Family Trust, Dated August 10 2017**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 1, BLOCK 1, TRACT NO. 1034, LAKEWOODS SUBDIVISION UNIT NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

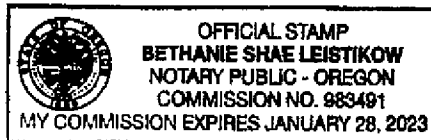
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$540,000.00**. (Here comply with requirements of ORS 93.030)

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 7 day of December, 2021.

Aimee M. O'Connor
Aimee M. O'Connor



STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 7 day of December, 2021
by **Aimee M. O'Connor**.

Bethanie Shae Leistikow

Notary Public for Oregon
My commission expires: 1/28/23

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STATE OF OREGON
County of Jackson



I Christine D. Walker, County Clerk and Recorder of the above named County and State do hereby certify that the foregoing copy has been by me compared with the original, and that it is a transcript therefrom, and of the whole of such original as the same appears on file or of record in my office and in my care and custody.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Recorder, this 10th day of June A.D., 2022

Christine D. Walker, Jackson County Clerk

By

Jenna Vaniman - Deputy