



2023-002458
Klamath County, Oregon
04/06/2023 09:32:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Tana Marie Hamilton

2915 Ivan Lane

Klamath Falls, OR 97603

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

Tana Marie Hamilton

2915 Ivan Lane

Klamath Falls, OR 97603

File No. 567112AM

STATUTORY WARRANTY DEED

William Ransom, Trustee of the Ransom 2011 Family Trust, December 14, 2011,

Grantor(s), hereby convey and warrant to

Tana Marie Hamilton,

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 of Land Partition 61-92 located in the SW1/4 of Section 5, Township 39 South, Range 10 East,
Willamette Meridian being Lot 12, Block 2, Tract 1172 - "SHIELD CREST", Klamath County, Oregon.**

**TOGETHER WITH an undivided interest in all those private roads shown on the plat and more
particularly in Declaration recorded M84, page 4256, Microfilm Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$500,000.00.

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 3 day of April, 2023

Ransom 2011 Family Trust

By: William C. Ransom
William Ransom, Trustee

State of Oregon } ss.
County of Klamath }

On this 3 day of April, , before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared William Ransom known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Ransom 2011 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon »
Residing at: Klamath Falls, Oregon
Commission Expires: 10-27-2026

