



After recording return to:
Joy Roth
18565 Pueblo Circle
Huntington Beach, CA 92646

Until a change is requested all tax
statements shall be sent to the
following address:
Joy Roth
18565 Pueblo Circle
Huntington Beach, CA 92646

File No.: 7161-4044096 (RT)

Date: March 10, 2023

THIS SPACE RESERVED FOR RECO

2023-002599

Klamath County, Oregon

04/10/2023 02:00:02 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Vernon G. Ransom, Grantor, conveys and warrants to **Joy Roth**, 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:

THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 37 SOUTH, RANGE 11, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

NOTE: This legal description was created prior to January 1, 2008.

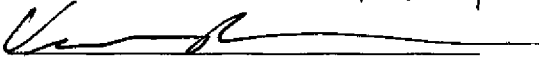
Subject to:

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 **\$75,000.00**. (Here comply with requirements of ORS 93.030)

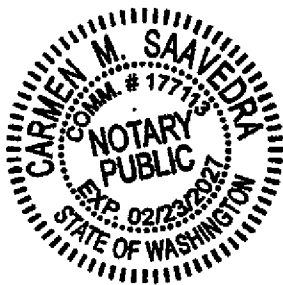
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

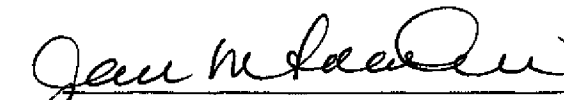
Dated this 7 day of April, 2023.


Vernon G. Ransom

STATE OF Washington)
County of Yakima) ss.

This instrument was acknowledged before me on this 7th day of April, 2023
by **Vernon G. Ransom**.




Notary Public for Yakima Co.
My commission expires: 02 23 2027

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