

Returned at Counter Mark Runnels

2024-007766

Klamath County, Oregon



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09/05/2024 11:11:42 AM

Fee: \$87.00

Nora Ransom
Grantor

Nora Ransom, Trustee
9233 St. Andrews Cir
Klamath Falls, OR 97603
Grantee

After recording return to:
Grantee

Until a change is
requested, all tax statements shall be sent to:
Nora Ransom, Trustee
9233 St. Andrews Cir, Klamath Falls, OR 97603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Nora Ransom, hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by Nora Ransom, Trustees of **THE NORA JANE (WYLAND) RANSOM LIVING TRUST**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, her undivided 50% interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Unit C of Building No. 11, STAGE IV PLAT OF TRACT 1271 - SHIELD CREST CONDOMINIUMS, according to the official plat thereof on file in the office of the county Clerk of Klamath County, Oregon.

Together with that interest in common areas as disclosed by Declarations of Sheild Crest Condominiums recorded April 23, 1991, and Supplemented by Supplemental Declarations.

Also together with an undivided interest in all those private roads shown on the plat and more particularly described in Declarations recorded in Volume M84, page 4256, and in Easement recorded May 23, 1996, in Volume M90, page 9828, Microfilm Records of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever

defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, has executed this instrument this September 5, 2024.



Nora Ransom

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Nora Ransom and each acknowledged the foregoing instrument to be their voluntary act and deed.

This 5th day of September, 2024.

(S E A L)

Before me: 
Notary Public for Oregon

