



**2024-011028**  
**Klamath County, Oregon**  
12/20/2024 12:56:02 PM  
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Klamath County, a political subdivision of the  
State of Oregon  
305 Main St.  
Klamath Falls, OR 97601

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

Klamath County, a political subdivision of the  
State of Oregon  
305 Main St.  
Klamath Falls, OR 97601  
File No. 659815AM

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### STATUTORY WARRANTY DEED

**Ronald Ryan and Linda K. Ryan, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Klamath County, a political subdivision of the State of Oregon,**

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:

**A tract of land situated in the N1/2 of NE1/4, Section 29, Township 39 South, Range 12 East of the  
Willamette Meridian, Klamath County, Oregon more particularly described as follows:**

**Beginning at the intersection of the North line of Section 29 and the Northwesterly right of way line  
of Bunn Road, formerly Keller Road; thence Southwesterly along said Northwesterly line to its  
intersection with the Northeasterly right of way line of the East Langell Valley Road; thence  
Northwesterly along said Northeasterly line to the North line of said Section 29; thence East along  
said North line to the point of beginning.**

**The true and actual consideration for this conveyance is \$12,500.00.**

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: December 20, 2024


  
\_\_\_\_\_  
Ronald Ryan

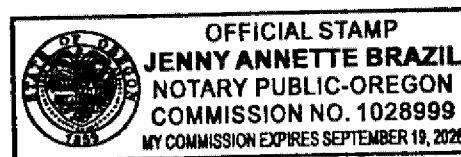
  
\_\_\_\_\_  
Linda K. Ryan


State of Oregon } ss  
County of Klamath }

On this 20 day of December, 2024, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Ronald Ryan and Linda K. Ryan, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.


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

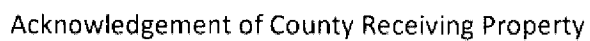
  
\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 9/19/2026



  
Rick Vaughn

STATE OF OREGON                                 )  
  )ss.  
County of Klamath                                 )

  
Notary Public of Oregon





**Certification of Charges Paid**  
(2015 Oregon Laws Chapter 96)

Certification #

All charges against the real property have been paid for the property that is the subject of the deed between:

Grantor

Ronald Ryan and Linda K. Ryan

Grantee

Klamath County, a political subdivision of the State of Oregon

Signed on (date)

and for consideration of

\$ 12,500.00

Assessor's signature

Date

12-4-2024

150-310-411 (Rev. 10-15)

**LEGAL DESCRIPTION:**

A tract of land situated in the N1/2 of NE1/4, Section 29, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at the intersection of the North line of Section 29 and the Northwesterly right of way line of Bunn Road, formerly Keller Road; thence Southwesterly along said Northwesterly line to its intersection with the Northeasterly right of way line of the East Langell Valley Road; thence Northwesterly along said Northeasterly line to the North line of said Section 29; thence East along said North line to the point of beginning.