



**First American**

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

**2025-000117**

**Klamath County, Oregon**

01/07/2025 02:13:02 PM

Fee: \$97.00

**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: 4223842 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)**

James Victor Ricks and Sonja Joanne Ricks, Trustees of the James and Sonja Ricks Trust dated March 22, 2022

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

Jose Luis Banos

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

\$10,000.00

**5. SEND TAX STATEMENTS TO:**

Jose Luis Banos, 2130 Canterbury Lane, Glendora, CA 91741

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

Re-recorded to: Correct Grantor Name , on instrument previously recorded as Document No.2024-010902



After recording return to:  
Jose Luis Banos  
2130 Canterbury Lane  
Glendora, CA 91741

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Jose Luis Banos  
2130 Canterbury Lane  
Glendora, CA 91741

File No.: 7161-4223842 (SA)  
Date: December 02, 2024

**2024-010902**

**Klamath County, Oregon**

12/17/2024 01:42:02 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RE

#### **STATUTORY WARRANTY DEED**

Joanne

**James Victor Ricks and Sonja Ricks, Trustees of the James & Sonja Ricks Trust dated March 22, 2022**, Grantor, conveys and warrants to **Jose Luis Banos**, 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 721, RUNNING Y RESORT, PHASE 9, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY 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 **\$10,000.00**. (Here comply with requirements of ORS 93.030)

APN: **886709**

Statutory Warranty Deed  
- continued

File No.: **7161-4223842 (SA)**

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 13 day of December, 2024.

James Victor Ricks and Sonja Ricks,  
Trustees of the James & Sonja Ricks Trust  
dated March 22, 2022

James V. Ricks - Trustee  
James Victor Ricks, Trustee

Sonja Ricks trustee  
Sonja Ricks, Trustee

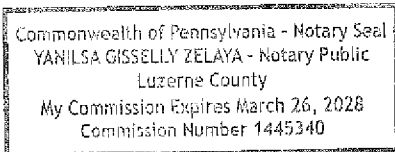
APN: **886709**

Statutory Warranty Deed  
- continued

File No.: **7161-4223842 (SA)**

STATE OF Pennsylvania )  
County of Lackawanna ) ss.

This instrument was acknowledged before me on this 13 day of December, 2024  
by James Victor Ricks and Sonja Ricks as Trustees of the James & Sonja Ricks Trust dated  
March 22, 2022, on behalf of the Trust.



Yanilsa Z  
Notary Public for Yanilsa Giselly Zelaya  
My commission expires: 03/26/28