



After recording return to:  
Jacqueline D. Kaye  
11918 123rd Ave NE  
Lake Stevens, WA 98258

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Jacqueline D. Kaye  
11918 123rd Ave NE  
Lake Stevens, WA 98258

File No.: 7064-4245837 (SNB)  
Date: February 28, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

#### STATUTORY WARRANTY DEED

**Ralph Timothy Pedersen and Margaret Ann Wagner, as tenants by the entirety,**  
Grantor, conveys and warrants to **Jacqueline D. Kaye**, 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 11, Block 12 of FIRST ADDITION TO RIVER PINE ESTATES, according to the  
Official Plat thereof on file in the Office of the county clerk, 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 **\$585,000.00**. (Here comply with requirements  
of ORS 93.030)

After recording return to:  
First American Title  
395 SW Bluff Drive, Suite 100  
Bend, OR 97702

APN: 132797

Statutory Warranty Deed  
- continued

File No.: 7064-4245837 (SNB)

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 12 day of March  
Ralph Timothy Pedersen  
Ralph Timothy Pedersen

2025  
Margaret Ann Wagner  
Margaret Ann Wagner

STATE OF cc ~~Oregon~~ WA )  
County of cc ~~Klamath~~ Lewis ) ss.

This instrument was acknowledged before me on this 12<sup>th</sup> day of March, 2025  
by **Ralph Timothy Pedersen and Margaret Ann Wagner.**

ELIZABETH COLIZZI  
Notary Public  
State of Washington  
License Number 202379  
My Commission Expires  
September 26, 2026

Elizabeth Colizzi  
cc  
Notary Public for ~~Oregon~~ WA  
My commission expires: 9/26/2026