

2025-007125

Klamath County, Oregon

08/14/2025 10:14:01 AM

Fee: \$97.00

AFTER RECORDING RETURN TO:

Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3540092

MAIL TAX STATEMENTS TO:

Sebastian J. Ramirez and Crystal L. Ramirez
5193 Round Lake Road
Klamath Falls, OR 97601

Tax ID No.: 3908-00000-03400

WARRANTY DEED

THIS INDENTURE made and entered into on this 5th day of August, 2025 by and between **James B. DuBois and Michelle S. DuBois, husband and wife**, residing at 5193 Round Lake Road, Klamath Falls, OR 97601, hereinafter referred to as Grantor(s) and **Sebastian J. Ramirez and Crystal L. Ramirez, husband and wife, not as tenants in common, but with right of survivorship**, residing at 5193 Round Lake Road, Klamath Falls, OR 97601, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of One Hundred Eighty Eight Thousand Seven Hundred Ninety Two and 44/100 Dollars (\$188,792.44), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in Klamath County, Oregon:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Property commonly known as: 5193 Round Lake Road, Klamath Falls, OR 97601

Prior instrument reference: Book M98, Page 16332, Recorded: 05/13/1998

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

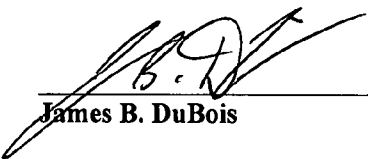
GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

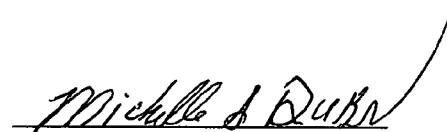
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$190,147.78. See ORS 93.030.

Assessor's Parcel No. 3908-00000-03400


IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 5th day of August, 2025


James B. DuBois

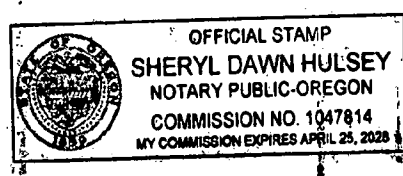

Michelle S. DuBois

STATE OF Oregon
COUNTY OF Lane

The foregoing instrument was acknowledged before me on this 5th day of August, 2025 by James B. DuBois and Michelle S. DuBois.


Notary Public

Notary Public for State of Oregon
My Commission Expires: 4/25/2028



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

The NW1/4 of the SW1/4 of Section 16, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress as granted by instrument recorded June 23, 1984 in Volume M84, Page 10397, Microfilm Records of Klamath County, Oregon.

Tax ID No.: 3908-00000-03400

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