



## WARRANTY DEED

#03040592

AFTER RECORDING RETURN TO:

PAUL ANTHONY RYAN

CHERYL A. RYAN

Box 504St. Klamath, OR 97626

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

EELAND G. SANDERS and VELMA I. SANDERS, husband and wife  
hereinafter called GRANTOR(S), convey(s) to PAUL ANTHONY RYAN  
and CHERYL A. RYAN, husband and wife hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

Lots 2, 3, 4, Block 4, BUTLER ADDITION TO FORT KLAMATH, in the  
County of Klamath, State of Oregon, ALSO including thereto the  
one-half of the street on the Westerly side of said property,  
which street has previously been vacated according to the  
official plat thereof on file in the office of the County Clerk  
of Klamath County, Oregon.

CODE 8 MAP 3307-V22BB TL 800

"THIS INSTRUMENT WILL 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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$74,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 4th day of November, 1993.

Eeland G. Sanders  
EELAND G. SANDERS

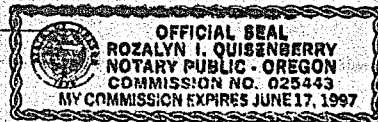
Velma I. Sanders  
VELMA I. SANDERS

STATE OF OREGON, County of Klamath)ss.

On this 4th day of November, 1993,

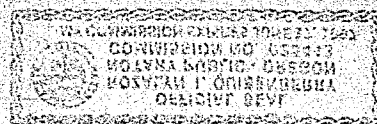
Personally appeared the above named EELAND G. SANDERS and VELMA  
I. SANDERS and acknowledged the foregoing instrument to be their  
voluntary act and deed.

Before me: Rozalyn I. Quisenberry  
Notary Public for Oregon  
My Commission Expires: 6-17-97



S2523

ALL COMMUNICATIONS RELAYED TO:  
 403040285



NOTARIAL PUBLIC  
 I, David J. Miller, do hereby certify that the foregoing instrument is a true and correct copy of the original as shown to me by the person presenting the same for recording.

STATE OF OREGON, COUNTY OF KLAMATH:

ss.

Filed for record at request of Aspen Title the 5th day  
 of Nov A.D., 19 93 at 9:46 o'clock A M., and duly recorded in Vol. M93  
 of Deeds on Page 29252  
 By Evelyn Biehn County Clerk  
Debra Mullenbore

FEE \$35.00

THE KING AND QUEEN, CONSTITUTION FOR THE PEOPLE OF  
 THE UNITED STATES OF AMERICA, BEING THE FIRST OF THE  
 OF 1800, BY THE PEOPLE OF THE UNITED STATES OF AMERICA,  
 REPRESENTED BY CONGRESS, DO HEREBY ENACT, AS A  
 PROVISIONAL LAW, THAT THE SEVERAL STATES, TERRITORIES,  
 AND POSSESSIONS OF THE UNITED STATES OF AMERICA, SHALL  
 AND SOVEREIGNTY, SHALL BE THE SAME AS THE SEVERAL STATES,  
 TERRITORIES, AND POSSESSIONS OF THE UNITED STATES OF AMERICA.

WHEREAS THE STATE OF OREGON, BEING THE FIRST OF THE  
 PERSONS RESIDING IN THE STATE OF OREGON, BEING THE FIRST OF THE  
 RESIDENCE, BEING THE FIRST OF THE RESIDENCE, BEING THE FIRST OF THE  
 THIS INSTRUMENT IN ADOPTION OF THE SEVERAL STATES, TERRITORIES,  
 AND POSSESSIONS OF THE UNITED STATES OF AMERICA, BEING THE FIRST OF THE  
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