



After recording return to:
Richard Ronan and Susan Ronan
16731 Ponderosa Lane
Klamath Falls,, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Richard Ronan and Susan Ronan
16731 Ponderosa Lane
Klamath Falls,, OR 97601

File No.: 7021-295739 (SAC)
Date: December 04, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 12/15/03 3:35 p m
Vol M03 Pg 91152-541
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 3

STATUTORY WARRANTY DEED

David A. Sanders, Jr. and Tyra L. Sanders as tenants by the entirety, Grantor, conveys and warrants to **Richard Ronan and Susan Ronan as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference Incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

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.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$132,000.00**. (Here comply with requirements of ORS 93.030)

APN: 886883

Statutory Warranty Deed
- continued

File No.: 7021-295739 (SAC)
Date: 12/04/2003

David A Sanders, Jr by
David A. Sanders Jr. Jura & Sanders
an attorney in fact.

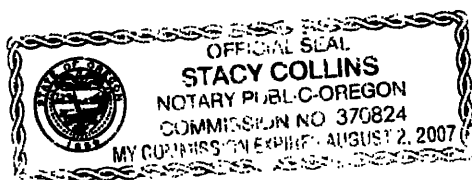
Tyra L. Sanders
Tyra L. Sanders

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 11th day of February, 2011
by **David A. Sanders, Jr. and Tyra L. Sanders.** att in fact and

This instrument was acknowledged before me on this _____ day of _____
by **David A. Sanders, Jr. and Tyra L. Sanders.** *att in fact and*
Tyra L. Sanders, Ind. *[Signature]*

Notary Public for Oregon
My commission expires:



APN: 886883

Statutory Warranty Deed
- continued

File No.: 7021-295739 (SAC)
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EXHIBIT A

LEGAL DESCRIPTION:

Lot 5 in Block 12 First Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

LESS the Northwesterly 73 feet described as follows:

Beginning at the Southwest corner of Lot 4 Block 12, said point being on the Easterly boundary of Ponderosa Lane; thence following said Easterly boundary in a Southeasterly direction 73 feet; thence Northeasterly on a line parallel to the South boundary of said Lot 4 to the Southwest boundary of Lot 2 Block 12; thence following said Southwest boundary in a Northwesterly direction to the Southeast corner of Lot 4 Block 12; thence Southwesterly along said Southerly boundary of Lot 4 to the point of beginning.