

05 MAR 16 PM 3:07

After Recording Return to:  
SANDRA LYNN KANGRIS and PHILLIP KANGRIS  
861 Russell St.  
Klamath Falls, Or. 97603  
Until a change is requested all tax statements  
Shall be sent to the following address:  
SANDRA LYNN KANGRIS and PHILLIP KANGRIS  
Same as above

State of Oregon, County of Klamath  
Recorded 03/16/2005 3:07 p m  
Vol M05 Pg 17295  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

*Aspen 69939ms*  
**WARRANTY DEED**  
(INDIVIDUAL)

RYAN NELSON CALLAHAN, herein called grantor, convey(s) to SANDRA LYNN KANGRIS and PHILLIP KANGRIS, husband and wife, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 31, Block 21, Tract No. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 096 MAP 3907-026DO TL 01800 KEY #489411

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, contracts and/or liens for irrigation and/or drainage

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 \$29,000.00.  
(here comply with the requirements of ORS 93.930)

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.

Dated March 11, 2005.

\_\_\_\_\_  
*Ryan Nelson Callahan*  
RYAN NELSON CALLAHAN

South Carolina  
STATE OF CALIFORNIA, County of Charleston ss.

On MARCH 15<sup>th</sup>, 2005 personally appeared the above named RYAN NELSON CALLAHAN and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00060939

Before me: Brian C. Coke  
Notary Public for California South Carolina  
My commission expires:

Official Seal

MAIL BOXES ETC. 843-797-7922  
BRIAN C. COKE  
NOTARY PUBLIC FOR SOUTH CAROLINA  
MY COMMISSION EXPIRES MARCH 22ND, 2011



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