



After recording return to:  
 Clint Fanning and Dayna Fanning  
 5811 North Willis Dr.  
 Klamath Falls OR 97603

Until a change is requested all tax statements  
 shall be sent to the following address:  
 Clint Fanning and Dayna Fanning  
*same*

File No.: 7021-602342 (SAC)  
 Date: June 24, 2005

State of Oregon, County of Klamath  
 Recorded 06/28/05 2:06 p m  
 Vol M05 Pg 48753-54  
 Linda Smith, County Clerk  
 Fee \$ 26<sup>00</sup> # of Pgs 2

### STATUTORY WARRANTY DEED

**Stephen J. Keller and Rebecca Ann Hoppe, as tenants in common**, Grantor, conveys and warrants to **Clint Fanning and Dayna Fanning as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 3, Tract 1405-12th Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**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 **\$40,000.00**. (Here comply with requirements of ORS 93.030)

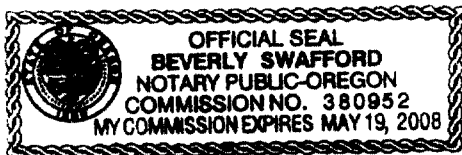
Dated this 28<sup>th</sup> day of June, 2005.

26F

48754  
File No.: 7021-602342 (SAC)  
Date: 06/24/2005

Rebecca Ann Hoppe

This instrument was acknowledged before me on this 28 day of June, 2005  
by **Stephen J. Keller and Rebecca Ann Hoppe.**



My commission expires: