



After recording return to:

Owen Kahn

8101 San Domingo Dr.  
Santa Rosa, CA 95404

Until a change is requested all tax statements  
shall be sent to the following address:

Owen Kahn

Address shown above.

File No.: 7021-693798 (MTA)

Date: November 15, 2005

**M05-70894**

Klamath County, Oregon

12/12/2005 02:55:14 PM

Pages 2 Fee: \$26.00

### STATUTORY WARRANTY DEED

**SHARON M. DEVLIN and SANDRA E. FANNING**, Grantor, conveys and warrants to **OWEN KAHN**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 20 in Block 1 of Bryant Tracts, according to the official plat thereof on file in the office of the County Clerk of 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 **\$124,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 15<sup>th</sup> day of November, 2005.

26F

APN: 524855

Statutory Warranty Deed  
- continued

File No.: 7021-693798 (MTA)  
Date: 11/15/2005

Sandra E. Fanning  
Sandra E. Fanning

Sharon M. Devlin  
Sharon M. Devlin

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 15<sup>th</sup> day of November, 2005  
by **Sharon M. Devlin and Sandra E. Fanning.**

Marlene T. Addington

Notary Public for Oregon

My commission expires: 3-22-2009

