

**M06-07057**

Klamath County, Oregon

04/11/2006 03:36:03 PM

Pages 2 Fee: \$26.00




THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Jerome A. Fanaro and Davonna M.  
Fanaro  
P.O. Box 5867  
Concord CA 94524

Until a change is requested all tax statements  
shall be sent to the following address:  
Jerome A. Fanaro and Davonna M.  
Fanaro  
Address as shown above

File No.: 7021-794208 (MTA)  
Date: April 06, 2006

### STATUTORY WARRANTY DEED

 **BRUCE E. BRINK, who acquired title as Bruce Brink, Grantor, conveys and warrants to JEROME A. FANARO and DAVONNA M. FANARO, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**The South 50 feet of Lot 8 and the North 70 feet of Lot 8, Block 209, MILLS SECOND ADDITION to the City of Klamath Falls, in the County of Klamath, State of 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.

The true consideration for this conveyance is **\$164,750.00**. (Here comply with requirements of ORS 93.030)

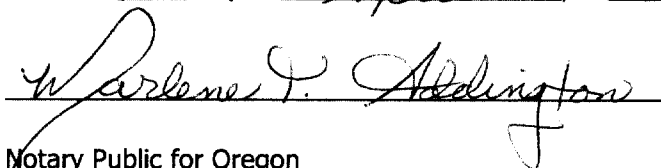
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 6th day of April, 2006.

  
Bruce Brink

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 11<sup>th</sup> day of April, 2006  
by **Bruce Brink**.



Notary Public for Oregon  
My commission expires: March 22, 2009

