

**M06-07459**

Klamath County, Oregon

04/17/2006 11:49:32 AM

Pages 2 Fee: \$26.00



After recording return to:  
Stanley W. Fortner  
PO Box 7778  
Auburn, CA 95604

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

Stanley W. Fortner  
PO Box 7778  
Auburn, CA 95604

File No.: 7021-797163 (ALF)

Date: April 10, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

## **STATUTORY WARRANTY DEED**

**Ryan Eric Grannis**, Grantor, conveys and warrants to **Stanley W. Fortner**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 41 in Block 8 of Sprague River Valley Acres, 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.

The true consideration for this conveyance is **\$25,000.00**. (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.

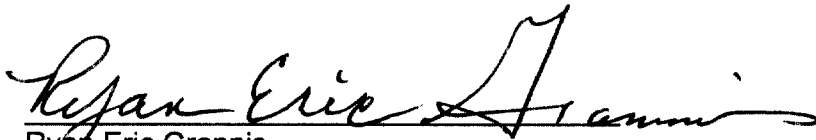
Dated this 14 day of April, 2006

*Handwritten initials*

APN: R356215

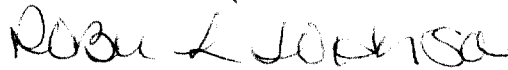
Statutory Warranty Deed  
- continued

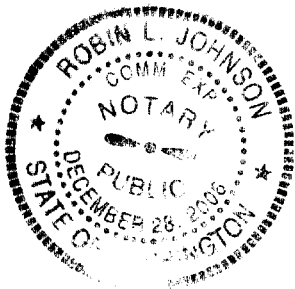
File No.: 7021-797163 (ALF)  
Date: 04/10/2006

  
Ryan Eric Grannis

STATE OF WASH )  
County of King ) ss.

This instrument was acknowledged before me on this 14 day of April, 2006  
by **Ryan Eric Grannis**.





Notary Public for  
My commission expires:

12-28-2006