



After recording return to:  
Mikael Shields and Sara Shields  
81633 Walton Road  
Creswell, OR 97426

Until a change is requested all tax statements  
shall be sent to the following address:  
Mikael Shields and Sara Shields  
81633 Walton Road  
Creswell, OR 97426

File No.: 7021-857130 (DMC)  
Date: July 12, 2006

**M06-14332**

Klamath County, Oregon

07/17/2006 12:39:17 PM

Pages 3 Fee: \$31.00

### **STATUTORY WARRANTY DEED**

**Ryan Eric Grannis**, Grantor, conveys and warrants to **Mikael Shields and Sara Shields as tenants by the entirety**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

1. The Taxes, a lien not yet payable.
2. 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 **\$6,800.00**. (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 17 day of July, 2006.

36-F

APN: **R356448**

Statutory Warranty Deed  
- continued

File No.: **7021-857130 (DMC)**  
Date: **07/12/2006**

**EXHIBIT A**


**LEGAL DESCRIPTION:**

LOT 62 IN BLOCK 8, SPRAGUE RIVER VALLEY ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON  
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

APN: R356448

Statutory Warranty Deed  
- continued

File No.: **7021-857130 (DMC)**  
Date: **07/12/2006**

  
Ryan Eric Grannis

STATE OF Oregon )  
 )ss.  
County of Klamath )

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

Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009

STATE OF WA }  
County of KING } s.

On this day, personally appeared before me Ryan Eric Grannis  
to me known (or proven on the basis of satisfactory evidence) to be the individual(s) who executed the within and  
foregoing instrument, and acknowledged that he signed the same as \_\_\_\_\_ free and voluntary act and deed, for the  
uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 14 day of July, 192006

Notary Public in and for the State of WA  
Residing at Redmond, WA

My appointment expires: March 3 10

