

2006-024873  
Klamath County, Oregon



THIS S



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12/15/2006 03:42:57 PM

Fee: \$26.00

After recording return to:  
Michael Fahner and Deborah L.  
Fahner

~~Parcel 1 LP 30-04~~ 3519 Small  
Klamath Falls, OR 97603 CT

Until a change is requested all tax statements  
shall be sent to the following address:  
Michael Fahner and Deborah L. Fahner  
~~Parcel 1 LP 30-04~~ 3519 Small  
Klamath Falls, OR 97603 CT

File No.: 7021-865297 (ALF)  
Date: December 01, 2006

### STATUTORY WARRANTY DEED

**Robert A. Stewart and Marilyn J. Stewart, husband and wife as tenants by the entirety,**  
Grantor, conveys and warrants to **Michael Fahner and Deborah L. Fahner, husband and wife,**  
Grantee, the following described real property free of liens and encumbrances, except as specifically set  
forth herein:

**PARCEL 1 OF LAND PARTITION 30-04, BEING A REPLAT OF LOT 1 OF "TRACT 1413"  
SITUATED IN THE NW1/4 SE1/4 OF SECTION 5 AND THE SE1/4 OF SECTION 6, TOWNSHIP  
39 SOUTH RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON**

**Subject to:**

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 **\$60,000.00**. (Here comply with requirements of ORS 93.030)

Sub-F

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 6 day of December, 2006

Robert A. Stewart  
Robert A. Stewart

Marilyn J. Stewart  
Marilyn J. Stewart

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 6 day of December, 2006  
by **Robert A. Stewart and Marilyn J. Stewart**

Adrien Fleeck

Notary Public for Oregon  
My commission expires: 12-3-10

