



After recording return to:  
Richard Sharp and Michelle Sharp  
~~2300 Highway 70~~  
Bonanza, OR 97623

Until a change is requested all tax statements  
shall be sent to the following address:  
Richard Sharp and Michelle Sharp  
~~2300 Highway 70~~  
Bonanza, OR 97623

File No.: 7021-1140232 (ALF)  
Date: November 19, 2007

**2007-019731**  
Klamath County, Oregon

THIS SPA



11/20/2007 03:12:03 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Carl R. Fernlund and Nancy L. Fernlund as tenants by the entirety**, Grantor, conveys and warrants to **Richard Sharp and Michelle Sharp, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: *Re S*  
*US*

**LOTS 19 AND 20, BLOCK 60, GRANDVIEW ADDITION TO BONANZA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF 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)

F-26-

APN: R606927

Statutory Warranty Deed  
- continued

File No.: 7021-1140232 (ALF)  
Date: 11/19/2007

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, 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 20 day of NOV, 2007.

Carl R. Fernlund

Carl R. Fernlund

Nancy L. Fernlund

Nancy L. Fernlund

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this

20 day of NOV, 2007

by **Carl R. Fernlund and Nancy L. Fernlund.**

Adrien Fleek



Notary Public for Oregon  
My commission expires:

12/3/10