

MT81930-SH

THIS SPACE R

2008-004714

Klamath County, Oregon



03/31/2008 03:40:34 PM

Fee: \$26.00

After recording return to:

Gary Fanning, Jr.

2859 Westgate Drive

Klamath Falls, OR 97603

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

Gary Fanning, Jr.

2859 Westgate Drive

Klamath Falls, OR 97603

Escrow No. MT81930-SH

Title No. 0081930

SWD

### STATUTORY WARRANTY DEED

Nicolas A. Field and Suzanne M. Field, as tenants by the entirety, Grantor(s) hereby convey and warrant to Gary Fanning, Jr. and Natalie Fanning, as tenants by the entirety, Grantee(s) the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$145,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

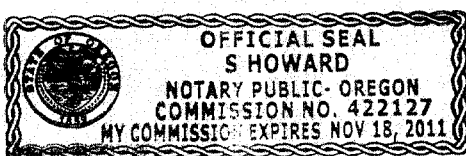
Dated this 19 day of March, 2008.

Nicolas A. Field  
Nicolas A. Field

Suzanne M. Field  
Suzanne M. Field

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 19, 2008 by Nicolas A. Field and Suzanne M. Field.



S. Howard  
(Notary Public for Oregon)

My commission expires Nov 18, 2011

26 AMT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 25 in Block 3 Tract 1172, SHIELD CREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO TOGETHER WITH an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, Deed Records of Klamath County, Oregon.