

2008-008492

Klamath County, Oregon



00047801200800084920020022

06/10/2008 01:40:13 PM

Fee: \$26.00

Return Document To -
 Janel Ryan at 8610 S.E.
 28th Ave. Milwaukie, OR
 97222
 Send Tax Statement To -
 Robert & Danielle Anderson
 Janel Ryan is preparer
 of form & also requesting
 recording.

Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Warranty Deed Consideration \$10,000.00

Date of this Document: 4/19/08

Reference Number of Related Documents: _____

Grantor(s):

Name Janel Ryan
 Street Address 8610 S.E. 28th Ave.
 City/State/Zip Milwaukie, OR 97222

Grantee(s):

Name Robert & Danielle Anderson
 Street Address 3238 W. White Canyon Rd.
 City/State/Zip Queen Creek, AZ 85242

Abbreviated Legal Description (i.e., lot, block, plat, or section, township, range, quarter/quarter or unit, building and condo name): LOT 11, Block 8, Nimrod River Park, 2nd Addition, Klamath Co. OR

Assessor's Property Tax Parcel/Account Number(s): R350827

For good consideration, Janel Ryan
 of 8610 S.E. 28th Ave., County of Clatsop
 State of Oregon, hereby bargain, deed and convey to Robert and Danielle
Anderson of Pima 3238 W. White Canyon Rd.
 County of Pima, State of Arizona, the following described land in
Klamath County, free and clear with WARRANTY COVENANTS; to wit: LOT 11 Block 8
Nimrod River Park, 2nd Addition, Klamath Co. Oregon

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantor by deed of Full Reconveyance, dated June 27, 2007.

WITNESS the hands and seal of said Grantor this 19 day of April, 2008.

Janel Ryan

Grantor

Grantor

State of Oregon

County of Clackamas

On April 19, 2008, before me, Chiu Kuei Lin, personally appeared Ryan, ELLA JANE JANEL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Chiu Kuei Lin 4/19/08

Affiant Known Unknown
ID Produced

(Seal)

