

NTL 83820

2008-015919

Klamath County, Oregon

After recording return to:
Kevin O'Ryan 92600 Goldson Road Cheshire, OR 97419
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above



00056869200800159190010018

12/01/2008 11:45:22 AM

Fee: \$21.00

Order Number: 15904

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Kevin Craddock, Grantor conveys and warrants to  
Kevin O'Ryan, Grantee the following described real property free of encumbrances except  
as specifically set forth herein:

**Lot 9 in Block 3 of MAHN'S ACRES, according to the official plat thereof on file in  
the office of the County Clerk of Klamath County, Oregon.**

Account No(s): 131592

Map/Tax Lot No(s): 2309-14BA-2600-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the  
date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$11,500.00**. (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 195.300,  
195.301 and 195.305 TO 195.336 AND SECTIONS 5 TO 11 OF 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.**

Executed this 25 day of November, 2008

Kevin Craddock

State of **California**, County of Sonoma ) ss.

This instrument was acknowledged before me on this 25<sup>th</sup> day of November, 2008 by **Kevin  
Craddock**

  
Notary Public for California

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