

**2014-008217**

Klamath County, Oregon

08/07/2014 10:16:46 AM

Fee: \$47.00

After recording return to:

Dru Ryan

46586 Gerber Road

Bonanza, OR 97623

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

Dru Ryan

46586 Gerber Road

Bonanza, OR 97623

Escrow No. MT101037CT

Title No. 0101037

SWD r.020212

STATUTORY WARRANTY DEED**Jeanna Nelson,**

Grantor(s), hereby convey and warrant to

Dru Ryan and John Kent Ryan, 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:Parcel 1 of Land Partition 45-03 situated in the S1/2 of Section 31, Township 39 South, Range 13 East of the Willamette
Meridian and in Section 6, Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.The true and actual consideration for this conveyance is **\$467,500.00**.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:**2014-2015 Real Property Taxes a lien not yet due and payable.**

\$47.00

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 16 day of August, 2014.

Jeanna Nelson
Jeanna Nelson

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 16th, 2014 by Jeanna Nelson.

Cherice F. Treasure
(Notary Public for Oregon)

My commission expires 6/17/2016

