



**2016-011673**

**Klamath County, Oregon**

**11/01/2016 11:47:01 AM**

**Fee: \$47.00**

THIS SPACE RESERVED

After recording return to:

Tanner J. Krag and Brittany D. Krag

2330 James Martin Court

Klamath Falls, OR 97601

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

Tanner J. Krag and Brittany D. Krag

2330 James Martin Court

Klamath Falls, OR 97601

File No. 137301AM

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**STATUTORY WARRANTY DEED**

**Charles L. Wagner and Laurie A. Wagner, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Tanner J. Krag and Brittany D. Krag, 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:


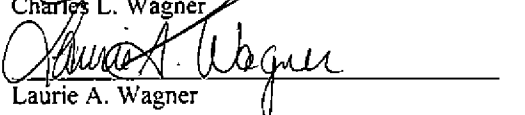
**Lot 11 of OLD FORT ESTATES – TRACT 1327, according to the official plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$169,900.00.**

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:

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.

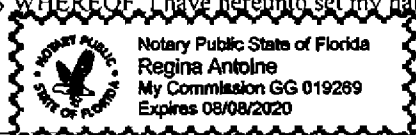
Dated this 20 day of OCTOBER, 2016.

  
Charles L. Wagner  
  
Laurie A. Wagner

State of Florida } ss  
County of SEMINOLE }

On this 20<sup>th</sup> day of October, 2016, before me, Regina Antoine a Notary Public in and for said state, personally appeared Charles L. Wagner and Laurie A. Wagner, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.





Notary Public for the State of Florida  
Residing at: 955 W. State Rd 430 STE 1000 Altamonte Spgs. FL 32714  
Commission Expires: 08/08/2020