



THIS SPACE RESERVED FOR RECORDER'S USE

2025-003760  
Klamath County, Oregon  
05/20/2025 10:25:01 AM  
Fee: \$87.00

After recording return to:

Daniel Anderson and Tonya Anderson

12404 Beechwood Drive

La Pine, OR 97739

Until a change is requested all tax statements shall be

sent to the following address:

Daniel Anderson and Tonya Anderson

12404 Beechwood Drive

La Pine, OR 97739

File No. 1000371

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## STATUTORY WARRANTY DEED

**Seth C. Grahn and Dianne Grahn, as Tenants by the Entirety** , Grantor(s), hereby convey and warrant to

**Daniel Anderson and Tonya Anderson 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 10 in Block 13, SUN FOREST ESTATES - TRACT 1060, 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 \$724,900.00.**

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:

Real property taxes due, if any, but not yet payable

Return To:   
**AmeriTitle**

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: 5-14-2024

X Seth C. Grahn

Seth C Grahn

Dianne Grahn  
Dianne Grahn

State of Arizona } ss  
County of Pima }

On this 14 day of May, 2025, before me,  
Rose Mendoza, a Notary Public in and for said state,  
personally appeared Seth C. Grahn and Diane Grahn, known or identified to me to be the person(s)  
whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed  
the same. Seth C. Grahn Dianne Grahn

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

Rose Mendoza

Notary Public for the State of Arizona  
Residing at: GREEN VALLEY, ARIZONA  
Commission Expires: NOV 15, 2026

