



After recording return to:

Rodney W. Franks
97 Marina Lakes Drive
Richmond, CA 94804

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

Rodney W. Franks
SAME AS ABOVE

Escrow No. K55256B

Title No. K55256B

THIS SPACE RESERVED FOR RECORDER'S USE

2000 APR 11 AM 10:35

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State of Oregon, County of Klamath
Recorded 04/11/00, at 10:35 a.m.

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Linda Smith,
County Clerk Fee \$ 21.00

STATUTORY WARRANTY DEED

Maryann E. Langlie, an estate in fee simple, Grantor, conveys and warrants to Rodney W. Franks, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A parcel of land situated in Sections 2 and 3, Township 40 South, Range 12 East of the Willamette Meridian, more particularly described as follows: Parcel 2 of Minor Land Partition 11-90, filed July 23, 1990 in Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$195,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 7 day of April, 2000

Maryann E. Langlie
Maryann E. Langlie

New York
STATE OF OREGON
County of Oregon } ss.

This instrument was acknowledged before me on this 7 day of April, 2000
by MARYANN E. Langlie

Lynn E. Green
Notary New York Notary Public for Oregon

My commission expires: 8/31/00

LYNN E. GREEN, JR.
NOTARY PUBLIC, State of New York
No. 9820078
Qualified in Otsego County
Commission Expires March 30, 19__

LYNN E. GREEN, JR.
NOTARY PUBLIC, State of New York
Qualified in Otsego County
Commission Expires March 30, 19__