

02 DEC 10 PM 2:51



After recording return to:

Mark M. Andrews

2124 Myrtle Beach Lane

Denvill, CA 94526

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

Mark M. Andrews

2124 Myrtle Beach Lane

Denvill, CA 94526

Escrow No. K59674S

Title No. K59674-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 12/10/2002 2:51 p. m.

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Linda Smith, County Clerk

Fee \$ 3/00 # of Pgs 3

STATUTORY WARRANTY DEED

Daniel W. Frantz and Donna R. Frantz, as tenants by the entirety; Grantor, conveys and warrants to Mark M. Andrews, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

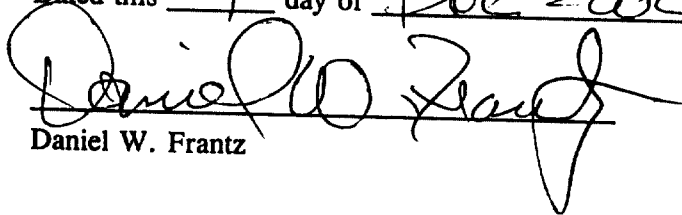
See Attached Exhibit "A" Legal Description

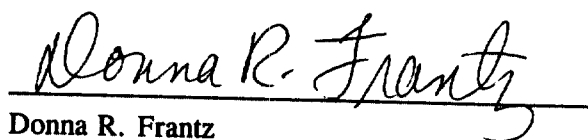
This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$40,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 9 day of Dec 2002


Daniel W. Frantz


Donna R. Frantz

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this ____ day of December, 2002
by Daniel W. Frantz and Donna R. Frantz

SEE ATTACHMENT FOR NOTARY
Notary Public for Oregon

My commission expires: _____

K31. ✓

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

71752

State of California

County of SANTA CLARA

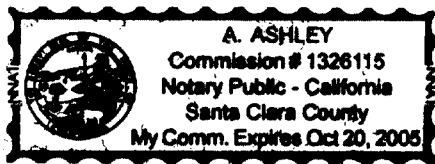
SS.

On DECEMBER 9, 2002, before me, A. ASHLEY, NOTARY PUBLIC,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared DONNA FRANTZ AND DANIEL FRANTZ,
Name(s) of Signer(s)

- ☐ personally known to me
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

A. Ashley
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: STATUTORY WARRANTY DEED

Document Date: DECEMBER 9, 2002 Number of Pages: 1

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer

Signer's Name: DANIEL FRANTZ

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: SELF



That certain real property lying in the SE $\frac{1}{4}$ of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the Southeast corner of Section 30, Township 34 South, Range 7 East, bears S. $00^{\circ}02'56''$ E., a distance of 324.84 feet; thence from said point of beginning N. $89^{\circ}34'07''$ W. 636.99 feet; thence N. $00^{\circ}02'56''$ W. 489.11 feet; thence S. $89^{\circ}24'05''$ E. 637.00 feet; thence S. $00^{\circ}02'56''$ E. 487.25 feet to the point of beginning.