

03 OCT 2 PM 3:23

NTC - 62651 TM



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JASON A. FRANKS

1712 SARGENT AVENUE

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 10/02/03 3:23 P m

Vol M03 Pg 73849.50

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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

JASON A. FRANKS

1712 SARGENT AVENUE

KLAMATH FALLS, OR 97601

Escrow No. MT62651-TM

## WARRANTY DEED

**RICHARD UNCAPHER and MARGE UNCAPHER, as tenants by the entirety as to Parcel 1 and JIMMY D. JOHNSTON as to Parcel 2, Grantor(s) hereby grant, bargain, sell, warrant and convey to JASON A. FRANKS and DEANNA M. FRANKS, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:**

### PARCEL 1:

Lots 9 and 10 in Block 35 of SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

### PARCEL 2:

Lots 5, 6, 7 and 8 in Block 35 of SECOND ADDITION to The City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3809-029AC-12600-000  
Tax Account No.: 3809-029AC-12400-000  
Tax Account No.: 3809-029AC-12500-000

Key No.: 214994  
Key No.: 214976  
Key No.: 214985

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ **130,000.00**

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 LAWSUTTS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

26.00

73850

Dated this 19 day of Sept, 2003

Richard Uncapher  
RICHARD UNCAPHER

ⓧ Jimmy D Johnston

BY: JIM D. JOHNSTON, ATTORNEY IN FACT

Marge Uncapher  
MARGE UNCAPHER

BY: JIM D. JOHNSTON, ATTORNEY IN FACT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept 19, 2003 by JIM D. JOHNSTON AS ATTORNEY IN FACT FOR RICHARD UNCAPHER AND MARGE UNCAPHER, and Jimmy D. Johnston, Individual

[Signature]  
(Notary Public for Oregon)



My commission expires 6-19-04