



After recording return to:  
Matthew C. Franks and Nita A. Franks  
1405 Canby Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Matthew C. Franks and Nita A. Franks  
1405 Canby Street  
Klamath Falls, OR 97601

File No.: 7021-632073 (SAC)  
Date: August 10, 2005

State Of Oregon, County Of Klamath

**M05-62344**

08/19/2005 03:47:18 PM

# Of Pages 2 Fee: \$26.00

## STATUTORY WARRANTY DEED

**Wendy Turner**, Grantor, conveys and warrants to **Matthew C. Franks and Nita A. Franks as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The Southerly 100 feet of Lot 8 in Block 14 of Hot Springs 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.**

**This property is free from liens and encumbrances, EXCEPT:**

1. The Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$131,000.00**. (Here comply with requirements of ORS 93.030)

APN: 303264

Statutory Warranty Deed  
- continued

File No.: 7021-632073 (SAC)  
Date: 08/10/2005

Dated this 17 day of August, 2005.

Wendy Turner  
Wendy Turner

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this

17 day of August, 2005

by **Wendy Turner**.

Stacy Collins  
Notary Public for Oregon  
My commission expires: 8/20/07

