



After recording return to:
Patrick Oberfranc
791 J Street
Forks, WA 98331

Until a change is requested all tax statements
shall be sent to the following address:
Patrick Oberfranc
791 J Street
Forks, WA 98331

File No.: 7021-657959 (BS)
Date: August 25, 2005

M05-64253

Klamath County, Oregon

09/14/2005 03:27:22 PM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

Hank Sonksen and Shirley J. Sonksen as tenants by the entirety, Grantor, conveys and warrants to **Patrick Oberfranc**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 46 in Block 32 of Klamath Falls Forest Estates, Highway 66 Unit Plat No. 2, 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 **\$5,500.00**. (Here comply with requirements of ORS 93.030)

31F

APN: 460664

Statutory Warranty Deed
- continued

File No.: 7021-657959 (BS)

Date: 08/25/2005

Dated this 5th day of September, 2005.

Hank Sonksen
Hank Sonksen

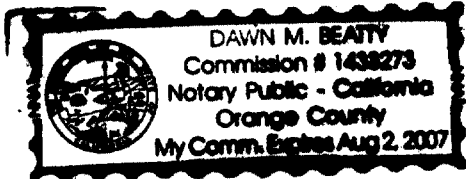
Shirley J. Sonksen
Shirley J. Sonksen

STATE OF ~~Oregon~~ ^{DB 9-5-05} California
County of Riverside) ss.

This instrument was acknowledged before me on this 5th day of September, 2005
by **Hank Sonksen and Shirley J. Sonksen.**

Dawn M. Beatty, Notary Public
^{DB 9-5-05}
Notary Public for ~~Oregon~~ California
My commission expires:

August 2, 2007



See attached for California
wording

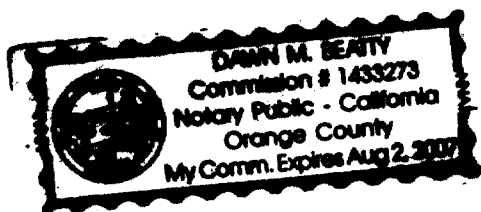
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California,

County of Riverside } ss.

On September 5, 2005 before me, Dawn M. Beatty, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared Hank Sonksen and Shirley J. Sonksen,
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.

Dawn M. Beatty, Notary Public
Signature of Notary Public

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: August 25, 2005 Number of Pages: 1

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer

Signer's Name: _____

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

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

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