

M05-68062

Klamath County, Oregon

11/01/2005 03:20:52 PM

Pages 2 Fee: \$26.00

After Recording Return to:

PATRICIA M. JOHNSON and HAROLD J. FRANKS

*P.O. Box 277
Rio Linda, Ca. 95673*

Until a change is requested all tax statements

Shall be sent to the following address:

PATRICIA M. JOHNSON and HAROLD J. FRANKS

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE-62358 MS

TRENIA L. INGERSOLL and PHILLIP INGERSOLL, herein called grantor, convey(s) to **PATRICIA M. JOHNSON and HAROLD J. FRANKS**, not as tenants in common, but with rights of survivorship, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$37,500.00**.
(here comply with the requirements of ORS 93.930)

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.

Dated **October 13, 2005**.

Trenia L. Ingersoll
TRENIA L. INGERSOLL

Phillip Ingersoll
PHILLIP INGERSOLL

STATE OF OREGON, County of **Josephine**) ss.

Oct. 28, 2005 personally appeared the above named **TRENIA L. INGERSOLL and PHILLIP INGERSOLL** and acknowledged the foregoing instrument to be **THEIR** voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00062358

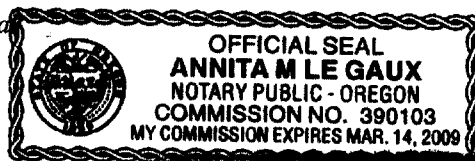
Before me:

Annita M. Le Gau

Notary Public for Oregon

My commission expires: **March 14, 2009**

Official Seal



\$26-A

Exhibit A

PARCEL 1:

Lot 29, Block 8, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 221 MAP 3512-035D0 TL 01800 KEY# 294559

PARCEL 2:

Lot 28, Block 8, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 221 MAP 3512-035DO TL 01900 KEY #294568