

mtc-72563 TM



**M06-00053**

Klamath County, Oregon

01/03/2006 03:12:41 PM

Pages 1 Fee: \$21.00

After recording return to:

MARSHAL FRONCKOWIAK

1944 HURON STREET

KLAMATH FALLS, OR 97601

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

MARSHAL FRONCKOWIAK

1944 HURON STREET

KLAMATH FALLS, OR 97601

Escrow No. MT72563-TM

Title No. 0072563

### STATUTORY WARRANTY DEED

**MARSHAL FRONCKOWIAK WHO ACQUIRED TITLE AS MARSHALL FRONCKOWIAK,**  
Grantor(s) hereby convey and warrant to **MARSHAL FRONCKOWIAK and ANDREA FRONCKOWIAK,**  
**as tenants by the entirety,** Grantee(s) the following described real property in the County of **KLAMATH** and State of  
Oregon free of encumbrances except as specifically set forth herein:

Lot 4, Block 40, 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.

Tax Account No: 3809-028CA-13000-000

Key No: 306243

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

The true and actual consideration for this conveyance is **\$0.00**.

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

Dated this 28 day of December, 2005

  
MARSHAL FRONCKOWIAK

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Dec 28, 2005 by MARSHAL FRONCKOWIAK.

  
(Notary Public for Oregon)

My commission expires

April 21, 2008



21.00