



mtc - 73127

M06-01300

Klamath County, Oregon

01/23/2006 02:46:46 PM

Pages 1 Fee: \$21.00

TITLE NO. 0248916
ESCROW NO. EU06-0058
TAX ACCT. NO. 2607-001CO-02100-000
MAP/TAX LOT NO. 165136

WARRANTY DEED -- STATUTORY FORM

GERALD R. FRANKLIN, who acquired title as **GERALD R.**, and **PAULA S. FRANKLIN**, as tenants in common, Grantor,

conveys and warrants to

LARRY L. BANGS and PAULA B. BANGS, as tenants by the entirety, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lot 21, Block 4 of TRACT NO. 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37(2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Except the following encumbrances:

Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

The true consideration for this conveyance is \$85,000.00 .

Dated this 20th day of January, 2006.

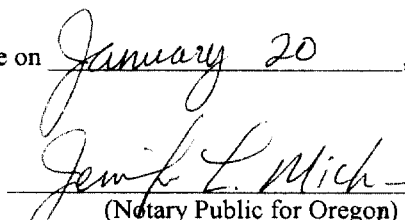

GERALD R. FRANKLIN


PAULA S. FRANKLIN

State of Oregon
County of LANE

This instrument was acknowledged before me on January 20, 2006 by GERALD R. FRANKLIN and PAULA S. FRANKLIN.




(Notary Public for Oregon)
My commission expires 1/27/07

GERALD R. FRANKLIN
PO BOX 811
PLEASANT HILL, OR 97455
GRANTOR'S NAME AND ADDRESS

LARRY L. BANGS
26036 BANGS ROAD
JUNCTION CITY, OR 97448
GRANTEE'S NAME AND ADDRESS

Until a change is requested
all tax statements shall be
sent to the following address:
SAME AS GRANTEE

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

21.0