

M06-01499

Klamath County, Oregon

01/25/2006 10:48:49 AM

Pages 1 Fee: \$21.00

After Recording Return to:
MITCH FRANSEN and CRISTIN FRANSEN
 2181 S Lafayette Street
 Denver, CO 80210

Until a change is requested all tax statements
 Shall be sent to the following address:
MITCH FRANSEN and CRISTIN FRANSEN
 2181 S Lafayette Street
 Denver, CO 80210

WARRANTY DEED
 (INDIVIDUAL)

DAVID R. PLAGMAN, herein called grantor, convey(s) to **MITCH FRANSEN and CRISTIN FRANSEN, HUSBAND AND WIFE**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 10, Block 38, Tract No. 1184, OREGON SHORES UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 138 MAP 3507-017BA TL 04900 KEY# 234133

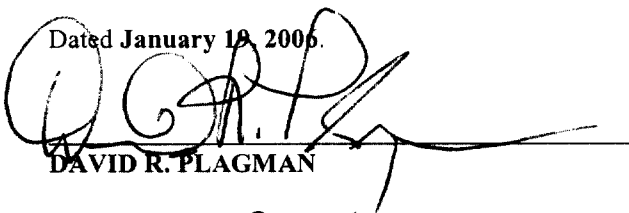
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 **\$10,000.00**.
 (here comply with the requirements of ORS 93.930)

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)).

Dated January 19, 2006.


DAVID R. PLAGMAN

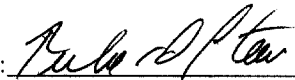
~~CALIFORNIA~~
 STATE OF ~~OREGON~~, County of **Los Angeles** ss.

On 1-24-06 personally appeared the above named **DAVID R. PLAGMAN** and acknowledged the foregoing instrument to be his voluntary act and deed.

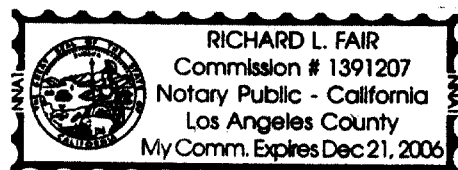
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
 Order No.: 00062820

Before me: 
 Notary Public for Oregon
 My commission expires: 12-21-06

Official Seal



21A