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MATTIE S. BORNER
4749 Driftwood
Klamath Falls, OR 97603
Grantor's Name and Address

M06-04763

Klamath County, Oregon

03/16/2006 03:57:50 PM

Pages 1 Fee: \$21.00

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Franklin Charles Borner
PO Box 230406
Las Vegas, NV 89105-0406

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same as above

SPACE RE:
FOR
RECORDE

NAME

TITLE

By _____, Deputy.

WARRANTY DEED

Mattie S. Borner

KNOW ALL BY THESE PRESENTS that

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Franklin Charles Borner

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The Westerly 50.3 feet of Lots 1 and 2, Block 41 of Hot Springs Addition to the City of Klamath Falls, Oregon, According to the official plat thereof on file in the office of the County Clerk, of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): NONE

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. ① However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 3/16/2006; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, 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)).

Mattie S. Borner

STATE OF OREGON, County of Klamath ss.

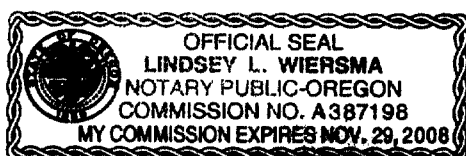
This instrument was acknowledged before me on 3-16-2006 by Borner, Mattie S.

This instrument was acknowledged before me on

by

as

of



Lindsey L. Wiersma
Notary Public for Oregon
My commission expires 11-29-2008