

M06-08359

Klamath County, Oregon

04/28/2006 12:00:18 PM

Pages 1 Fee: \$21.00

1st 796445

WARRANTY DEED -- STATUTORY FORM

CHARLES D. FRANCE and MARILYN L. FRANCE, as tenants by the entirety,
Grantor,

conveys and warrants to

SEAN J. HARTLEY, an individual, Grantee,

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

A PARCEL OF LAND SITUATE IN THE SW1/4 OF THE NE1/4 OF SECTION 30,
TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH
COUNTY, OREGON, BEING VACATED LOTS 1, 2, AND 3 OF BLOCK 17, CRESCENT
ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH THAT PORTION OF
VACATED FIFTH STREET WHICH INURRED THERETO.

Tax Account No(s): R153112

Map/Tax Lot No(s): R2409030AC05500

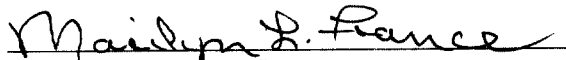
This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$123,600.00 .

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)).

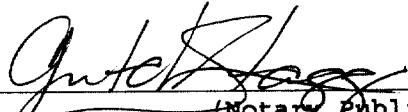
Dated this 26 day of April, 2006.

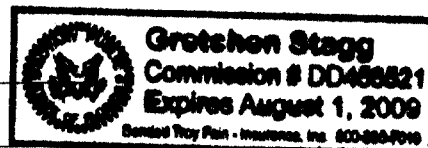

CHARLES D. FRANCE


MARILYN L. FRANCE

STATE OF , COUNTY OF Escambia) SS.
Florida

This instrument was acknowledged before me on April 26, 2006 by CHARLES D.
FRANCE and MARILYN L. FRANCE.


(Notary Public)
My commission expires



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:
SEAN J. HARTLEY

PO Box 367
Crescent OR 97733

escrow # 14-0020506 Title # 702976445

JP