

M06-14220

Klamath County, Oregon

07/14/2006 02:57:38 PM

Pages 1 Fee: \$21.00

After Recording Return to:

~~1031 ASSET EXCHANGE LLC~~

Dave E. Bettie Egerton
14563 Buckaroo St. La Pine, OR

Until a change is requested all tax statements

Shall be sent to the following address: 97739

~~1031 ASSET EXCHANGE LLC~~

Same as above

ASPEN: 63488 MS

WARRANTY DEED
(INDIVIDUAL)

RODNEY K. FRANKEN and BRENDA JOYCE FRANKEN, husband and wife, herein called grantor, convey(s) to DAVID E. EGERTON and BETTIE EGERTON, husband and wife, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 4, Block 6, Tract No. 1235, BELLA VISTA, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 138 MAP 3507-007DD TL 00400 KEY #806961

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 \$42,500.00.
(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 July 10, 2006.

Rodney K. Franken
RODNEY K. FRANKEN

Brenda Joyce Franken
BRENDA JOYCE FRANKEN

STATE OF OHIO, County of Lake) ss.

On July 11, 2006 personally appeared the above named RODNEY K. FRANKEN and BRENDA JOYCE FRANKEN and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00063488

Before me: Bakette K. Schad
Notary Public for Ohio
My commission expires: 6/19/09

Official Seal

Bakette K. Schad
Notary Public, State of Ohio
My Commission Expires June 19, 2009
(Recorded in Lake County)