

2006-017528

Klamath County, Oregon

After Recording Return to:

RALPH N. MC KIM and VICKI M. JOHNSON-MC KIM

920 W. Locust Ave
Lompoc, Ca. 93436

Until a change is requested all tax statements

Shall be sent to the following address:

RALPH N. MC KIM and VICKI M. JOHNSON-MC KIM

Same as above



00002584200600175280020022

08/30/2006 03:52:41 PM

Fee: \$26.00

Aspen: 63668 ms

WARRANTY DEED

(INDIVIDUAL)

JASON A. FRANKS and DEANNA M. FRANKS, herein called grantor, convey(s) to RALPH N. MC KIM and VICKI M. JOHNSON-MC KIM, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$195,000.00.
(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 August 23, 2006.

JASON A. FRANKS

DEANNA M. FRANKS

STATE OF OREGON, County of Klamath) ss.

On August 25, 2006 personally appeared the above named JASON A. FRANKS and DEANNA M. FRANKS and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063668

Before me: M.A. Silveria

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal

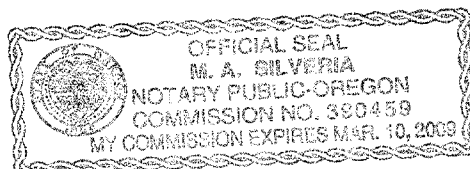


Exhibit A

PARCEL 1:

Lots 9 and 10, Block 35, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 2:

Lots 5, 6, 7 and 8, Block 35, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-029AC TL 12600 KEY# 214994

CODE 001 MAP 3809-029AC TL 12500 KEY# 214985

CODE 001 MAP 3809-029AC TL 12400 KEY# 214976