

2006-017529
Klamath County, Oregon



08/30/2006 03:53:16 PM

Fee: \$21.00

After Recording Return to:

DEANNA M. FRANKS and JASON FRANKS

10471 McGuire Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

DEANNA M. FRANKS and JASON FRANKS

Same as above

ASDEN: 63777 MS

WARRANTY DEED
(INDIVIDUAL)

JUNE B. ALLERS, herein called grantor, convey(s) to DEANNA M. FRANKS and JASON FRANKS, husband and wife herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Tract No. 1336, FALCON HEIGHTS CONDOMINIUM, STAGE 1, UNIT NUMBER 10471 (McGuire Avenue), according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 164 MAP 3909-03400 TL 90026 KEY #883588

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 \$121,000.00.
(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.

JUNE B. ALLERS

STATE OF OREGON, County of _____) ss.

On August 29, 2006 personally appeared the above named JUNE B. ALLERS and acknowledged the foregoing instrument to be her voluntary act and deed.

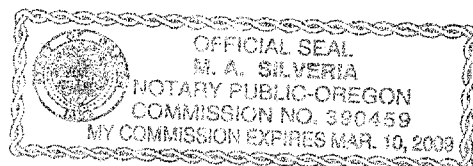
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063777

Before me:
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



\$21-A