

2006-021369

Klamath County, Oregon



00007090200600213690020021



After recording return to:
Sally Frangieh and Robert Frangieh
2141 Kelsey Lane
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Sally Frangieh and Robert Frangieh
2141 Kelsey Lane
Klamath Falls, OR 97603

File No.: 7021-781311 (SAC)
Date: October 09, 2006

THIS SPACE RI

10/24/2006 03:10:15 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Michael Menefee and Marsha Menefee as tenants by the entirety, Grantor, conveys and warrants to **Sally Frangieh and Robert Frangieh as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 49 Tract 1378 Pleasant Vista-Stage 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$220,000.00**. (Here comply with requirements of ORS 93.030)

26-F

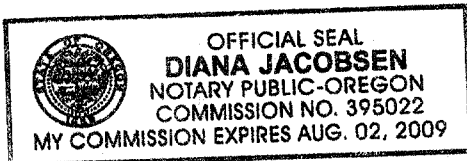
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 ORS 197.352.

Dated this 10th day of October, 2006.

Michael Menefee by Marsha Menefee ^{POA} Marsha Menefee
Michael Menefee by Marsha Menefee Marsha Menefee
his attorney in fact

STATE OF Oregon)
)ss.
County of Jackson)

This instrument was acknowledged before me on this 10th day of October, 2006
by Marsha Menefee individually and attorney in fact for Michael Menefee



Diana Jacobsen

Notary Public for Oregon
My commission expires: 08/02/09