2007-003007 Klamath County, Oregon





After recording return to: Robert Frangieh and Sally Frangieh 2137 Kelsey Lane Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Robert Frangieh and Sally Frangieh
2137 Kelsey Lane
Klamath Falls, OR 97603

File No.: 7021-981513 (SAC) Date: February 12, 2007 THIS SP. 02/21/2007 03:37:20 PM Fee: \$26.00

STATUTORY WARRANTY DEED

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

Lot 48 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 \$234,000.00. (Here comply with requirements of ORS 93.030)

File No.: **7021-981513 (SAC)** Date: **02/12/2007**

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, 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 <u>14th</u> day of <u>February</u>	, 20 <u>07</u>
Michael Menefee	Marsha Menefee
STATE OF Oregon) County of Marhathy Jackson)	
This instrument was acknowledged before me on this 14th day of February , 20 07 by Michael Menefee and Marsha Menefee.	
OFFICIAL SEAL DIANA JACOBSEN NOTARY PUBLIC-OREGON COMMISSION NO. 395022 MY COMMISSION EXPIRES AUG. 02, 2009	Notary Public for Oregon My commission expires: 08/02/09