

MT 80025

2007-012895

Klamath County, Oregon



00027359200700128950010012

07/20/2007 11:28:23 AM

Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

ROBERT A. WILSON and DESIREE LEO-WILSON, as tenants by the entirety,
Grantor,

conveys and warrants to

KEVIN J. FRANK and KRISTA M. FRANK, husband and wife, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

Lot 26, Block 1, TRACT NO. 1122, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 166457

Map/Tax Lot No(s): 2607-001D0-02200-000

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$48,000.00 .

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.

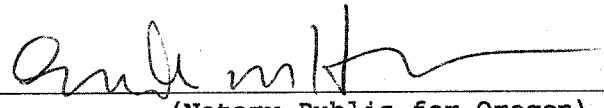
Dated this 18 day of July, 2007.


ROBERT A. WILSON

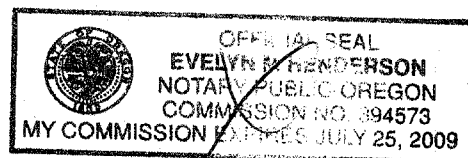

DESIREE LEO-WILSON

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on July 18, 2007 by ROBERT A.
WILSON and DESIREE LEO-WILSON.


(Notary Public for Oregon)

My commission expires 7-25-09



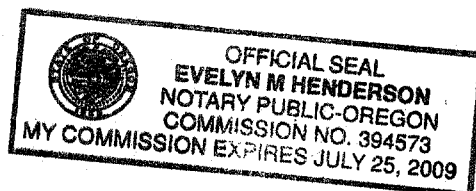
After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:

KEVIN & KRISTA FRANK

P.O. BOX 390

WELCHES, OR 97067



TITLE NO. 80025
ESCROW NO. 14-0027007