

2008-002309

Klamath County, Oregon

THIS SPACE



00040612200800023090020028

02/25/2008 10:30:17 AM

Fee: \$26.00



Part Of The FELD-WEN Family

MTC 81687-LW

After recording return to:

FRANK S. OLMES, JR.

354 JOANSTOWN ROAD

OXFORD, NJ 07863

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

FRANK S. OLMES, JR.

354 JOANSTOWN ROAD

OXFORD, NJ 07863

Escrow No. MT81687-LW

Title No. 0081687

SPECIAL

## SPECIAL WARRANTY DEED

**FRANK S. OLMES, JR. AND FRANK S. OLMES III, as tenants in common,** Grantor(s) hereby grant, bargain, sell and convey to **FRANK S. OLMES, JR. AND JANICE M. OLMES, as tenants by the entirety as to an undivided 1/2 interest AND FRANK S. OLMES III as to an undivided 1/2 interest as tenants in common,** Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Lot 306, RUNNING Y RESORT, PHASE 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is **\$0.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 19 day of February, 2008.

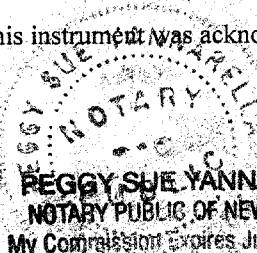
Frank S. Olmes Jr  
FRANK S. OLMES, JR.

Frank S. Olmes III  
FRANK S. OLMES III

State of NJ

County of Warren

This instrument was acknowledged before me on Feb. 19th, 2008 by FRANK S. OLMES, JR..



Peggy Sue Yannarella  
(Notary Public)

My commission expires 7-12-08

24PMT

## ACKNOWLEDGMENT

State of California  
County of SOLANO

On FEBRUARY 20, 2008 before me, MARITESS MARINOS, NOTARY PUBLIC  
(insert name and title of the officer)

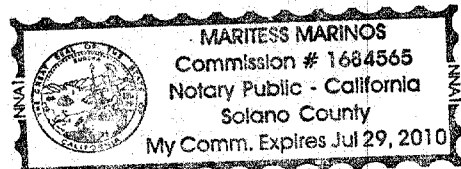
personally appeared FRANK S. OLMES III  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are  
subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ ~~they~~ executed the same in  
~~his~~ ~~her~~ ~~their~~ authorized capacity(ies), and that by ~~his~~ ~~her~~ ~~their~~ signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Maritess Marinos



(Seal)