

2008-005965

Klamath County, Oregon



00044838200800059650040048



THIS SPAC

04/24/2008 03:05:06 PM

Fee: \$36.00

After recording return to:
Rodney W. Franks
1405 Ridgeview Circle
Rocklin, CA 95677

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

File No.: (ALF)
Date: April 10, 2008

1192592

STATUTORY BARGAIN AND SALE DEED

Ryan T Franks , Grantor, conveys to Rodney W Franks, Grantee, the following described real property:

see attached

~~Parcel 1 of Land Partition 40-03 being a replat of Parcel 2 of "Minor Land Partition 11-90" and situated in the W1/2 of Section 2 and the NE 1/4 of Section 3, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.~~

The true consideration for this conveyance is **\$to convey title only**. (Here comply with requirements of ORS 93.030)

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 4/10/08 day of April, 20 08

736

APN:

Bargain and Sale Deed
- continued

File No.: Adrien (ALF)
Date: 04/10/2008

Ryan T Franks

STATE OF _____)
)ss.
County of _____)

This instrument was acknowledged before me on this 10 day of _____, 20____
by **Ryan T Franks**.

Notary Public for
My commission expires:

SEE ATTACHED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Placer

On April 16th ²⁰⁰⁸ before me, MARGARET A. CANUEL Notary Public
Date Here Insert Name and Title of the Officer

personally appeared RYAN TAYLOR FRANKS
Name(s) of Signer(s)

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.



Place Notary Seal Above

Signature Margaret A. Canuel
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: STATUTORY PURCHASER'S SALE DEED

Document Date: APRIL 16TH 2008 Number of Pages: 2

Signer(s) Other Than Named Above: /

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1 OF LAND PARTITION 40-03 BEING A REPLAT OF PARCEL 2 OF MINOR LAND PARTITION 11-90 AND SITUATED IN THE W 1/2 OF SECTION 2 AND THE NE 1/4 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

LESS AND EXCEPT THE FOLLOWING PORTION:

BEGINNING AT THE QUARTER CORNER BETWEEN SECTIONS 3 AND 2, THENCE NORTH 00° 21' WEST 200 FEET, THENCE NORTH 89° 47' 04" EAST 662.00 FEET, THENCE SOUTH 00° 16' 58" EAST 400 FEET, THENCE SOUTH 89° 47' 04" WEST 662.00, THENCE NORTH 200 FEET TO THE POINT OF BEGINNING. PER PROPERTY LINE ADJUSTMENT 10-07.