

2008-008405

Klamath County, Oregon



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06/10/2008 08:43:22 AM

Fee: \$26.00

RECORDING REQUESTED BY AND
AFTER RECORDING RETURN TO
Tamara L. Gledhill
Attorney at Law
PO Box 128
Medford, OR 97501

SEND TAX STATEMENTS TO:
SANBAR, LLC
9002 Dehlinger Lane
Klamath Falls, OR 97603

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that John C. Frank and Constance Ann Frank, Grantors, do hereby convey and warrant their interest in the following described real property unto SANBAR, LLC, an Oregon Limited Liability Company, Grantees, free of encumbrances, except those stated herein and those of record:

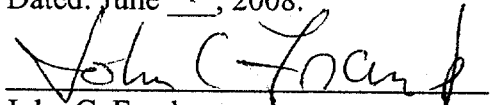
See Exhibit "A"

The liability and obligations of the Grantor to the Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law, shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

The consideration for this conveyance consists of other property or value given or promised.

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 AND 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 AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated: June 9, 2008.


John C. Frank


Constance Ann Frank

STATE OF OREGON)
) ss:
County of Jackson)

Personally appeared before me this 9 day of June, 2008, the above named John C. Frank and Constance Ann Frank, and acknowledged the foregoing instrument to be their voluntary act and deed.




NOTARY PUBLIC FOR OREGON
My commission expires: 01-05-2011

EXHIBIT "A"

All that portion of the N1/2 NW1/4 of Section 8, Township 40 South, Range 10 East of the Willamette Meridian, lying East of the Burlington Northern Santa Fe Railroad and West of Nylander Drain, TOGETHER WITH AN EASEMENT 20' in width lying South and parallel to the Dehlinger Lane extending from the G. Canal to Nylander Drain to be used for irrigation and drainage purposes as disclosed by Deed recorded in Volume M79, page 11447, Records of Klamath County, Oregon.

SUBJECT TO reservations, restrictions, rights of way of record and those apparent upon the land.

H:\T\Gledhill\SanBar,LLC\Warranty.ded.TL400-700.wpd