

2008-008406

Klamath County, Oregon



00047709200800084060020025

06/10/2008 08:43:49 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:
John C. Frank, Trustee
Constance A. Frank, Trustee
9002 Dehlinger Lane
Klamath Falls, OR 97603

Returned @ Courthouse

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:

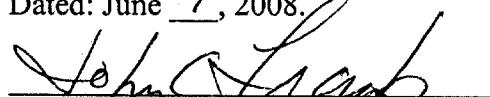
See Exhibit "A"

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 SW1/4 NE1/4 and the SW1/4 SE1/4 lying West of the USBR "G" Canal, Lot 4 lying North of Lost River, and all of the SE1/4 NW1/4 ALL in Section 8, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM right of way for ditch conveyed to United States of America by the following Deeds recorded in Volume 37 page 412; Volume 38 page 351 and Volume 45 page 184, records of Klamath County, Oregon.

ALSO EXCEPTING right of way conveyed to Great Northern Railway Company By Deeds recorded in Volume 96 page 93 and Volume 96 page 94, records of Klamath County, Oregon.

SUBJECT TO reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.