

2010-000748

Klamath County, Oregon



After recording return to:
Chris S. Short and Glenda Short
10125 Bryant Mountain Road
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Chris S. Short and Glenda Short
10125 Bryant Mountain Road
Bonanza, OR 97623

File No.: 7021-1504242 (ALF)
Date: January 15, 2010

THIS SPACE



00078277201000007480020021

01/20/2010 03:11:02 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

Rodney W. Franks, Grantor, conveys and warrants to **Chris S. Short and Glenda Short, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 2 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.

AND

**THAT PORTION OF PARCEL 1 OF LAND PARTITION 40-03 DESCRIBED AS FOLLOWS:
BEGINNING AT THE 1/4 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.**

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$150,000.00**. (Here comply with requirements of ORS 93.030)

542-

APN: R878749

Statutory Warranty Deed
- continued

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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.

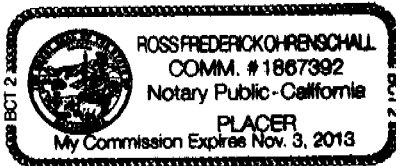
Dated this 18 day of January, 2010.



Rodney W Franks

STATE OF California)
County of Placer)ss.
)

This instrument was acknowledged before me on this 18 day of January, 2010 by **Rodney W Franks**.



AM
Notary Public for Placer County, CA
My commission expires: 11/3/2013