

2011-005264

Klamath County, Oregon



00100988201100052640010018

04/28/2011 09:29:55 AM

Fee: \$37.00

WARRANTY DEED

Sharon L. Boles, Trustee of the Shirley J. Frye Revocable Trust dated February 26, 2007, GRANTOR, for valuable consideration consisting of property or value given or promised which is the whole, true and actual consideration herein paid to grantor by Friesbestbuys.com LLC, an Oregon Limited Liability Company, GRANTEE, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, all her interest in that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in Klamath County, Oregon, described as follows, to wit:

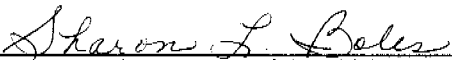
PROPERTY DESCRIPTION, Lot 2 in Block 5 of Tract No. 1042, Two Rivers North, according the official plat thereon on file in the Klamath County Oregon Plat Records, in Klamath County, Oregon.

To have and to hold the same unto the said grantee and grantee's heirs, successors, and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple in an undivided one-half interest in the above granted premises, free from all encumbrances excepting: NONE; and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 AND SECTIONS 29 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED this 22 day of April, 2011.


Sharon L. Boles, Trustee of the Shirley J. Frye
Revocable Trust dated February 26, 2007

STATE OF OREGON, County of Lane } ss.

This instrument was acknowledged before me on April 22 2011, by Sharon L. Boles, Trustee of the Shirley J. Frye Revocable Trust dated February 26, 2007.


Notary Public for Oregon

WARRANTY DEED

Shirley J. Frye Revocable Trust dated February 26, 2007

GRANTOR

TO:

Friesbestbuys.com LLC

GRANTEE

After Recording Return To:

Brian D. Cox
Cox & Associates, LLC
142 West 8th Avenue
Eugene, Oregon 97401

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

Jim Frye, Manager
Friesbestbuys.com LLC
4937 Parsons Avenue
Eugene, Oregon 97402

