



THIS SPACE RESERVED FOR REC

2013-006418  
Klamath County, Oregon  
06/07/2013 12:06:41 PM  
Fee: \$42.00

After recording return to:

Barry J. Frank

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

Barry J. Frank

Escrow No. MT97014-KR

Title No. 0097014

SWD r.020212

### STATUTORY WARRANTY DEED

**The Paul J. Arritola Trust, Dated July 3, 2002,**

Grantor(s), hereby convey and warrant to

**Barry J. Frank and Lisa M. Frank, as tenants by the entirety,**

Grantee(s), the following described real property in the County of and State of Oregon free of encumbrances except as specifically set forth herein:

Beginning at the Northeast corner of the SE1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West along the North line of said Southeast 1/4 to the Northwest corner thereof; thence South along the West line of said Southeast 1/4 to an iron pin on the centerline of the U.S.B.R. #1-C-1-C Lateral as the same is presently located and constructed; thence along the centerline of the 1-C-1-C Lateral the following courses and distances: South 87°27' East 266.6 feet and South 48°34'20" East 1700.4 feet, more or less, to the intersection with the centerline of the A-7(K) Lateral as the same is presently located and constructed; thence following the centerline of said A-7(K) Lateral in a Northeasterly direction to a point on the Southerly boundary, as extended, of that parcel of land conveyed at page 8438 of Volume M67 of the Deed Records of Klamath County, Oregon; thence Easterly to the Southwest corner of said parcel of land conveyed at page 8438 of Volume 67 of Deeds; thence following the Easterly bank of said A-7(K) Lateral the following courses and distances: North 42°30'00" East a distance of 224.80 feet and North 27°09'30" East a distance of 294.3 feet; thence leaving said A-7(K) Lateral North 89°45'30" East a distance of 340.85 feet to a 1/2 inch iron pin on the West right of way line of the Klamath Falls-Merrill Highway; thence East to the East line of said Section 24; thence North along the East line of said Section 24 to the point of beginning.

Together with an easement for ingress and egress and set out in the Warranty Deed recorded October 1, 2002 in Volume M02, page 56087, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$185,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

42Amt

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 6<sup>th</sup> day of June, 2013.

The Paul J. Arritola Trust, Dated July 3, 2002

X BY: Richard Otley  
Richard Otley, Successor Trustee

State of Oregon  
County of Deschutes

\* This instrument was acknowledged before me on June 6, 2013 by Richard Otley as Successor Trustee of The Paul J. Arritola Trust, Dated July 3, 2002.

[Signature]  
(Notary Public for Oregon)

My commission expires 3/15/16

