

**2014-006843****Klamath County, Oregon****06/27/2014 12:56:38 PM****Fee: \$47.00**

After recording return to:

John Carl Frank9002 Dehlinger LaneKlamath Falls, OR 97603Until a change is requested all tax statements
shall be sent to the following address:John Carl Frank9002 Dehlinger LaneKlamath Falls, OR 97603Escrow No. MT100459SHTitle No. 0100459

SWD r.020212

STATUTORY WARRANTY DEED**Maralea Peacore, as to an undivided one-half interest and Denise Diane Mathis, Trustee of the
Denise Diane Mathis Family Trust Dated June 1, 2011, as to an undivided one-half interest,**

Grantor(s), hereby convey and warrant to

John Carl Frank and Constance Ann Frank, as tenants by the entirety,Grantee(s), the following described real property in the County of **Klamath** and State of Oregon free of
encumbrances except as specifically set forth herein:NE1/4 of the NE1/4 and Government Lots 5, 6 and 7 in Section 7, Township 40 South, Range 10 East of the
Willamette Meridian, Klamath County, Oregon.EXCEPTING THEREFROM those portions in Dehlinger Road, USBR NO. 24 Drain, USBR G-1 Lateral, and
USBR No. 32 Drain.The true and actual consideration for this conveyance is **\$475,000.00**.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:

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 24 day of June, 2014

Maralea Peacore
Maralea Peacore

Denise Diane Mathis Family Trust

BY: Denise Diane Mathis, Trustee
Denise Diane Mathis, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 24, 2014 by Maralea Peacore and Denise Diane Mathis, trustee of the Denise Diane Mathis Family Trust.



Stacy M Howard
(Notary Public for Oregon)

My commission expires 11-18-15