



THIS SPACE RESERVED FOR RECORD

2015-001017
Klamath County, Oregon
02/05/2015 11:49:31 AM
Fee: \$47.00

After recording return to:
Shanteunelle M. Stewart
4647 Harrier Dr.
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Shanteunelle M. Stewart
4647 Harrier Dr.
Klamath Falls, OR 97601

Escrow No. MT102581LW
Title No. 0102581
SWD r.020212

STATUTORY WARRANTY DEED

End-IRA, Inc., FBO Bradford L. Frank, as to an 80% interest and Londa L. Frank, as to an 20% interest IRA,

Grantor(s), hereby convey and warrant to

Shanteunelle M. Stewart,

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:

Lot 1261, Tract 1446, RUNNING Y RESORT, PHASE 6, 3RD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$146,000.00**.

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:

4700

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 3rd day of February 2015
Christina M. Garland
As authorized signer for NDIRA
FBO Account # 9003064
9003072

End-IRA, Inc., FBO Bradford L. Frank

Londa L. Frank/IRA

BY: Christina M. Garland
Christina M. Garland, Authorized Signer

BY: Christina M. Garland
Christina M. Garland, Authorized Agent

State of Colorado
County of Boulder

This instrument was acknowledged before me on Feb 3, 2015 by Christina M. Garland as authorized signer for End-IRA, Inc., FBO Bradford L. Frank and Londa L. Frank.

Sarah Cole
(Notary Public)
My commission expires 8-31-2015

