

1st 2392060-LW

2015-001756

Klamath County, Oregon

02/26/2015 01:45:55 PM

Fee: \$57.00



After recording return to:  
The Francis Family Trust  
6700 Venetian Ct  
Elk Grove, CA 95758

Until a change is requested all tax  
statements shall be sent to the  
following address:  
The Francis Family Trust  
6700 Venetian Ct.  
Elk Grove, CA 95758

File No.: 7021-2392060 (LW)

Date: February 19, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**George A Fields**, Grantor, conveys and warrants to **Mark L. Francis and Glenda L. Francis, Trustees of The Francis Family Trust, Dated July 9, 2007, and any amendments thereto., dated July 9, 2007**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$70,000.00**. (Here comply with requirements of ORS 93.030)

F.  
L.W.

**EXHIBIT A**

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

**Lot 4 of FIRST ADDITION TO ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM a portion of Lot 4, FIRST ADDITION TO ST. FRANCIS PARK, in the County of Klamath, State of Oregon, and being more particularly described as follows:**

**Beginning at a point on the East line of Lot 4 that is North 75 feet from the Southeast corner of Lot 4; thence South along the East line of said Lot, 75 feet to the Southeast corner; thence West along the South line of said Lot 4, 125 feet to a point; thence North parallel with the East line of Lot 4, 75 feet to a point; thence East parallel with the South line of Lot 4, 125 feet to the point of beginning.**

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 February, 2015.

George A Fields

STATE OF California )  
 )ss.  
County of Sacramento )

This instrument was acknowledged before me on this 24 day of February, 2015  
by **George A Fields**.

Notary Public for Sacramento, CA  
My commission expires: 10/1/2011

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Sacramento

Subscribed and sworn to (or affirmed) before me on this 24 day of February, 2015, by

George A. Kelds  
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

[Signature]  
Signature

(Seal)

