

2015-013329  
Klamath County, Oregon



00179668201500133290030030

12/10/2015 11:29:46 AM

Fee: \$52.00

**BARGAIN AND SALE DEED**

Robert Franks and Denver Franks  
12590 Crimson Court  
Auburn, CA 95603  
Grantor

Matthew C. Franks and Nita A. Franks  
P.O. Box 440  
Camino, CA 95790  
Grantee

After recording return to:  
Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that ROBERT FRANKS and DENVER FRANKS, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to MATTHEW C. FRANKS and NITA A. FRANKS, husband and wife, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of her interest in that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Lots 17 and 18, Block 20, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

R-3809-033AB-10100-000

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is OTHER THAN MONEY.

Dated this 4 day of DECEMBER, 2015.

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 T 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.

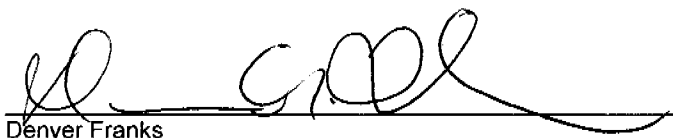
  
Robert Franks

STATE OF California, County of Auburn )ss.

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by Robert Franks proved to me on the basis of satisfactory evidence, to be the person who appeared before me.

/s/ See ATTACHED  
Notary Public for California  
My Commissioner Expires: \_\_\_\_\_

(Seal)

  
Denver Franks

STATE OF California, County of \_\_\_\_\_)ss.

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by Denver Franks proved to me on the basis of satisfactory evidence, to be the person who appeared before me.

/s/ See Attached  
Notary Public for California  
My Commissioner Expires: \_\_\_\_\_

(Seal)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Placer )

On Dec. 4<sup>th</sup>, 2015 before me, Rachelle Sandahl, Notary Public,

Date Here Insert Name and Title of the Officer

personally appeared Robert Franks and Denver Franks

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Signature

Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Bargain and Sale Deed Document Date: 12/4/2015

Number of Pages: 2 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_