

2016-005795

Klamath County, Oregon

06/03/2016 10:34:52 AM

Fee: \$47.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Frontier Equity Properties
7047 E Greenway Pkwy Ste 250
Scottsdale, AZ 85254

WARRANTY DEED

THE GRANTOR(S),

- James R. Spafford and Mary L. Spafford, Husband and Wife, ~~936 QUAIL RIDGE DR~~ Santa
Maria, CA 93455,

*4346 Foxenwood Circle**J.R. Spafford M.L. Spafford*

for and in consideration of: One Thousand, Eight Hundred Dollars and other good and
valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Frontier Equity Properties, LLC an Arizona Limited Liability Company with a mailing
address of 7047 E Greenway Pkwy Ste 250, Scottsdale, AZ 85254,

the following described real estate, situated in the County of KLAMATH, State of Oregon:

Parcel ID**Recorder: Legal Description**

LOT 2, BLOCK 7 FERGUSON PINES, BEING A SUBDIVISION OF THE WEST
R360255 1/2 OF SECTION 5, TOWNSHIP 36 SOUTH, RANGE 13 EAST OF THE
WILLAMETTE MERIDIAN.


Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,
restrictions, rights of way and easements of record the grantor hereby covenants with the
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has
good right to sell and convey the same; and that Grantor, his heirs, executors and
administrators shall warrant and defend the title unto the Grantee, his heirs and assigns
against all lawful claims whatsoever.

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. 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.

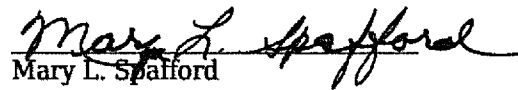
Grantor Signatures:

DATED: June 2, 2016


 James R. Spafford
 936 QUAIL RIDGE DR. Santa Maria, CA
 93455
 4346 Foxenwood Cir.
 93455

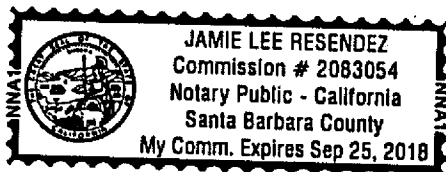
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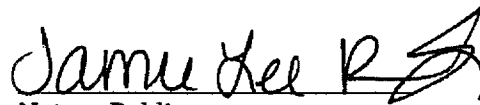
DATED: June 2, 2016


 Mary L. Spafford
 936 QUAIL RIDGE DR. Santa Maria, CA
 93455
 4346 Foxenwood Cir. M.L.S.

STATE OF California
 COUNTY OF Santa Barbara, ss:

This instrument was acknowledged before me on this 2 day of June, 2016
 by James R. Spafford and Mary L. Spafford, Husband and Wife.





Notary Public

Signature of person taking acknowledgment

Notary public

Title (and Rank)

My commission expires 9.25.18