



2016-006126
Klamath County, Oregon
06/10/2016 02:25:20 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mark Francis & Glenda Francis, Trustees
6700 Venetian Ct 6700 Venetian Ct
Elk Grove, CA 95758 Elk Grove, CA 95758

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

Mark Francis & Glenda Francis, Trustees
6700 Venetian Ct 6700 Venetian Ct
Elk Grove, CA 95758 Elk Grove, CA 95758
File No. 108542AM

STATUTORY WARRANTY DEED

Hoa Thi Tran,

Grantor(s), hereby convey and warrant to

Mark Francis and Glenda Francis, as Trustees of the Francis Family Trust, u/a/d July 9, 2007,

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:

A tract of land situated in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 40' East a distance of 30.00 feet and North 1 degree 02' West a distance of 782.4 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of ALTAMONT ACRES, which point of intersection is also the Southwest corner of the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 40' East a distance of 265.0 feet to a point; thence North 1 degree 02' West a distance of 94.5 feet to a point; thence South 89 degrees 40' West a distance of 265 feet to an iron pin; thence South 1 degree 02' East a distance of 94.5 feet, more or less, to the point of beginning, said tract being in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$140,000.00.**

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 10th day of June, 2016

Hoa Thi Tran
Hoa Thi Tran

State of Oregon } ss
County of Klamath }

On this 10th day of June, 2016, before me, *Heather Anne Sciurba* a Notary Public in and for said state, personally appeared Hoa Thi Tran, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

H. Sciurba
Notary Public for the State of Oregon

Residing at: *Klamath Falls OR*

Commission Expires: *Jan 9, 2018*

