

2018-014917

Klamath County, Oregon

12/12/2018 02:56:01 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Franklin Management
10170 W Tropicana Ave, #156-335
Las Vegas, NV 89147

WARRANTY DEED

THE GRANTOR(S),

- DEATS, FRANKLIN H. JR, 4170 San Miguel Way, San Jose, CA 95111,

for and in consideration of: Three thousand three hundred forty-two dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Franklin Management, Inc, a Nevada Corporation with a mailing address of 10170 W Tropicana Ave, #156-335. Las Vegas, NV 89147-8465, the following described real estate, situated in the County of Klamath, State of Oregon:

NIMROD RIVER PARK 4TH ADDITION BLK-45 LOT-7

R344611

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: 12/5/18

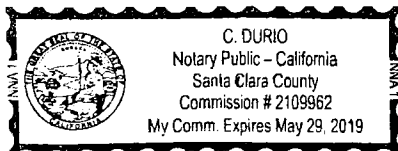
Franklin H Deats, Jr.
Franklin H Deats, Jr.
4170 San Miguel Way, San Jose, CA
95111

Grantor Signatures:

DATED: _____

STATE OF California
COUNTY OF Santa Clara, ss:

This instrument was acknowledged before me on this 5th day of December,
2018 by DEATS, FRANKLIN H. JR.



C. Durio
Notary Public
Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires May 29, 2019