

2019-002574

Klamath County, Oregon



00237216201900025740020026

03/21/2019 09:42:15 AM

Fee: \$87.00

Grantor's Name and Address

JOHN CARL FRANK
CONSTANCE ANN FRANK
9002 DEHLINGER LANE
KLAMATH FALLS, OREGN 97603

Grantee's Name and Address

JOHN C. FRANK
CONSTANCE A. FRANK
TRUSTEES OF THE FRANK LIVING TRUST
DATED JULY 24, 2007
9002 DEHLINGER LANE
KLAMATH FALLS, OREGN 97603

After recording return to:

JAMES H. SMITH, ATTORNEY AT LAW
6915 SW MACADAM AVENUE #145
PORTLAND, OREGON 97219

Until requested otherwise, send all tax statements to:

JOHN C. FRANK
CONSTANCE A. FRANK
9002 DEHLINGER LANE
KLAMATH FALLS, OREGN 97603

WARRANTY DEED

KNOW ALL BY THESE PRESENTS JOHN CARL FRANK and CONSTANCE ANN FRANK, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JOHN C. FRANK and CONSTANCE A. FRANK, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, under the FRANK LIVING TRUST JULY 24, 2007, AND ANY AMENDMENTS THERETO, hereinafter called grantee, does hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

NE ¼ of the NE ¼ and Government Lots 5, 6, 7, in Section 7, Township, 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM those portions in Dehlinger Road, USBR NO. 24 Drain, USBR G-1 Lateral, and USBR No.32 Drain.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 22nd day of FEBRUARY, 2019.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

John Carl Frank
JOHN CARL FRANK

Constance Ann Frank
CONSTANCE ANN FRANK

State of Oregon)
 : ss.
County of Lane)

Before me this 22nd day of FEBRUARY, 2019, personally appeared JOHN CARL FRANK and CONSTANCE ANN FRANK and acknowledged the foregoing instrument to be their voluntary act and deed.

James Harold Smith
Notary Public of Oregon
My Commission expires: 10/13/2019

