MOUNTAIN TITLE COMPANY

51233 mtc 28214-KR

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That THEODORE C. DE POLO, MARION S. DE POLO, THEODORE S. DE POLO, and ELAINE L. DE POLO, with rights of survivorship *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* JERRY G. BALF and LOUISE M. BALF, husband and wife *the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of* Klamath *and State of Oregon, described as follows, to-wit:*

All that portion of Lots 456 and 457, Block 121, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 456 in said Block 121, and running thence North along the West line of Mitchell Street 40 feet; thence West at right angles 50 feet to the line between said lot 456 and 457; thence South on said line 20 feet; thence West at right angles 30 feet; thence South parallel with Mitchell Street, 20 feet to the North line of the alley running East and West through said Block 121; thence East along the North line of alley 80 feet to the place of beginning.

92 SEP 24 PM 2 44

"This instrument will 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 approved uses."

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed

and that grantor will warrant and forever defend the said 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 $ 41,500.00 .

SEE ORS 93.030

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

In Witness Whereof, the grantor has executed this instrument this 16th *day of* September *, 19* 92 *; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.*

Theodore C. de Polo
THEODORE C. DE POLO

Marion S. de Polo
MARION S. DE POLO

Theodore S. de Polo
THEODORE S. DE POLO

Elaine L. de Polo
ELAINE L. DE POLO

STATE OF OREGON,)
County of Klamath) *ss.*
September 16 *, 19* 92 .

Personally appeared the above named THEODORE C. DE POLO, MARION S. DE POLO, and ELAINE L. DE POLO

and acknowledged the foregoing instrument to be their *voluntary act and deed.*

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95

OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010431
MY COMMISSION EXPIRES NOV. 16, 1995

STATE OF OREGON, County of Klamath *) ss.*
The foregoing instrument was acknowledged before me this September *, 19* 92 *, by* THEODORE S. DE POLO *, president and* xx *of* xx *and he acknowledged the foregoing instrument to be his volutary act & deed* xxxx