

88042

09-13-94P03:41 RCVD

Vol. m94 Page 28875
 TITLE NO. MT33857
 ESCROW NO. SP94-E5528
 TAX ACCT. NO. 111-2309-2510

MTC 33857
 WARRANTY DEED -- STATUTORY FORM
 (INDIVIDUAL or CORPORATION)

MICHAEL L. RAMBO and MARILYN F. RAMBO, Grantor,
 conveys and warrants to

JAMES L. BALLENGER and RUTH A. BALLENGER, husband and wife, Grantee,
 the following described real property free of encumbrances except as
 specifically set forth herein:

LOT 2 IN BLOCK 4, JACK-PINE VILLAGE, ACCORDING TO THE OFFICIAL PLAT
 THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KALMATH COUNTY,
 OREGON.

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 and to determine any limits on lawsuits against farming or forest
 practices as defined in ORS 30.930.

Encumbrances: Covenants, conditions, restrictions and easements of record
 The true consideration for this conveyance is \$5,000.00 (Here comply with
 the requirements of ORS 93.030*).

Dated this 9th day of Sept., 19 94; if a corporate grantor,
 it has caused its name to be signed by order of its board of directors.

Michael L. Rambo
 MICHAEL L. RAMBO

Marilyn F. Rambo
 MARILYN F. RAMBO

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on Sept. 9, 1994,
 by MICHAEL L. RAMBO and MARILYN F. RAMBO

Jolene Dobbs
 Notary Public for Oregon

My commission expires: 3-6-95

MICHAEL L. RAMBO
730 "I" STREET
SPRINGFIELD, OR 97477
 GRANTOR'S NAME AND ADDRESS

JAMES L. BALLENGER
1084 SOUTH 39TH
SPRINGFIELD, OR
 GRANTEE'S NAME AND ADDRESS

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

After recording return to:
 EVERGREEN LAND TITLE COMPANY OF OREGON
 1570 MOHAWK BLVD
 SPRINGFIELD, OR 97477



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
 of Sept A.D., 19 94 at 3:41 o'clock P M., and duly recorded in Vol. M94
 of Deeds on Page 28875

FEE \$30.00

Evelyn Biehn
 By Jolene Dobbs County Clerk