

MTC 36654NF

## WARRANTY DEED

JAMES E. BALSIGER and MARY N. BALSIGER,  
Grantor(s) hereby grant, bargain, sell and convey  
MONTIE R. STEMBRIDGE and VICKI L. STEMBRIDGE, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the 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.

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.

The true and actual consideration for this conveyance is \$ 68,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 14203 RAVENWOOD DRIVE, KLAMATH FALLS, OR 97601

Dated this 21<sup>ST</sup> day of Nov, 1995

James E. Balsiger  
JAMES E. BALSIGER

Mary N. Balsiger  
MARY N. BALSIGER

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF KLAMATH

SS. November 21 1995

Personally appeared the above named James E. Balsiger and  
Mary N. Balsiger

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Helen M. Fink

Notary Public for Oregon

My commission expires 4/20/96

(seal)

Return to:

MONTIE R. STEMBRIDGE  
14203 RAVENWOOD DRIVE  
KLAMATH FALLS, OR 97601

EXHIBIT "A"  
LEGAL DESCRIPTION

32510

PARCEL 1

Lot 10 in Block 2 TRACT 1046, ROUND LAKE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lot 11 in Block 2 TRACT 1046, ROUND LAKE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 28th day  
of November A.D., 19 95 at 3:52 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 32509.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Annette Mueller