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WARRANTY DEED Vol. male Page 25295

MT38782MS  
MARY CAROL SCHEFSTROM and JESS HARRISON SCHEFSTROM, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:  
MATTHEW ROBERT BALKWILL and KAREN LOUISE BALKWILL, 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:

of a portion  
LOT 5, BLOCK 11, TRACT 1143, RESUBDIVISION OF BLOCKS 11, 12, 13, AND 14, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 \$ 128,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 936 Buena Vista, Klamath Falls, OR 97601

Dated this 14th day of August, 1996.

Mary Carol Schefstrom  
MARY CAROL SCHEFSTROM

Jess Harrison Schefstrom  
JESS HARRISON SCHEFSTROM

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. August 14 19 96  
COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_

MARY CAROL SCHEFSTROM & JES HARRISON SCHEFSTROM

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

ESCROW NO. MT38782-MS

Return to:

MATTHEW ROBERT BALKWILL

936 Buena Vista  
Klamath Falls, OR 97601

STATE OF OREGON, SS.  
County of Klamath

Filed for record at request of:

AmeriTitle

on this 15th day of August A.D. 19 96  
at 3:37 o'clock PM and duly recorded  
in Vol. M96 of Deeds Page 25295

Bernetha G Letsch, County Clerk,

By Cheryl Russell Deputy.

Fee, \$30.00