

'96 NOV -7 P3:39



WARRANTY DEED

ASPEN TITLE ESCROW NO. 04045430

AFTER RECORDING RETURN TO:
Mr. and Mrs. Barton H. BallardP.O. Box 192Blk. OR. 97622UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVERICHARD HART, hereinafter called GRANTOR(S), convey(s) to
BARTON H. BALLARD and CARRIE B. BALLARD, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:Lot 2 in Block 4, Tract No. 1093, PINECREST, in the County of
Klamath, State of Oregon.

Code 113, Map 3614-30D0, Tax Lot 4200

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$32,500.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 1st day of November, 1996.

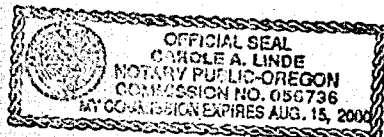
RICHARD HART

STATE OF OREGON, County of Klamath)ss.

On November 4, 1996, personally appeared RICHARD HART who
acknowledged the foregoing to be his voluntary act and deed.

Carole A. Linde

Notary Public for Oregon

My Commission Expires: 8-15-2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 7th day
of November A.D., 19 96 at 3:39 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 35311.

FEE \$30.00

Bernetha G. Letsch, County Clerk

By