

2001 FEB 22 AM 11: 20

mtc S3114-MS
WARRANTY DEED

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RICHARD T. BALLOU, SR. and SUSAN H. BALLOU, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BRADLEY C. MILTENBERGER and CHARLENE R. MILTENBERGER, 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:

Lot 23 in Block 5 of TRACT 1299 - SECOND ADDITION TO FERNDAL, according
to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

3909-013BB-08100-000

879977

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 97,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4811 TRAVIS WAY, KLAMATH FALLS, OR 97603

Dated this 21st day of Feb, 2001

Richard T. Ballou Sr.
RICHARD T. BALLOU, SR.
BY: Susan H. Ballou
SUSAN H. BALLOU, HIS ATTORNEY IN
FACT

Susan H. Ballou
SUSAN H. BALLOU

State of Oregon
County of KLAMATH

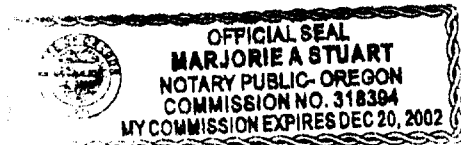
This instrument was acknowledged before me on Feb 21, 2001 by SUSAN
H. BALLOU, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR RICHARD T. BALLOU, SR..

Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/02

ESCROW NO. MT53114-MS

Return to:
BRADLEY C. MILTENBERGER
4811 TRAVIS WAY
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 02/22/01, at 11:20a m.
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Linda Smith,
County Clerk Fee \$ 21.00