

K57111

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Order No. K 57111

Escrow No. K57111B

Loan No. _____

WHEN RECORDED MAIL TO GRANTEE:

Martin G. & Kathleen L. Balakas1233 Pacific TerraceKlamath Falls, OR 97601

1241403 State of Oregon

APN:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Lynn R. Davison and Teresa I. Davison, , hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____

Martin G. Balakas and Kathleen L. Balakas, Husband and Wife
Hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

To have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that the grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 170,000.00.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22 day of June, 2001; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Lynn R. Davison
Lynn R. Davison

Teresa I. Davison
Teresa I. Davison

STATE OF KlamathCOUNTY OF Oregon

SS.

On June 22, 2001 before me, Teresa I. Davison personally appeared, Lynn R. Davison and Teresa I. Davison, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Terrri HopperMy Commission Expires: 1/21/01

K26

CENDANT File No. 1241403

43112

Property Address: 1233 Pacific Terrace, Klamath Falls, OR 97601

EXHIBIT "A"

Lot 2 in Block 52 of HOT SPRINGS 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.

State of Oregon, County of Klamath
Recorded 08/23/01 at 3:21 p. m.
In Vol. M01 Page 4311
Linda Smith.
County Clerk Fee \$ 26⁰⁰