

'01 AUG 31 PM2:21

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After Recording Return to:
CINDY M. BALES
 116 Hillside Avenue
 Klamath Falls, OR 97601
 Until a change is requested all tax statements
 Shall be sent to the address noted above

State of Oregon, County of Klamath
 Recorded 08/31/01 at 2:21 p. m.
 In Vol. M01 Page 44600
 Linda Smith,
 County Clerk Fee \$ 21.00

WARRANTY DEED
 (INDIVIDUAL)

THOMAS A. FILLMORE and JUNE E. FILLMORE, husband and wife, herein called grantor, convey(s) to **CINDY M. BALES** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 3, Block 16, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SAVE AND EXCEPT that portion deeded to the State of Oregon, by and through its State Highway Commission, recorded May 26, 1971 in Book M-71 at Page 4919, Microfilm Records of Klamath County, Oregon.

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

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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 **\$47,500.00**.
 (here comply with the requirements of ORS 93.930)

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.

Dated **August 28, 2001**.

June E. Fillmore
JUNE E. FILLMORE

Thomas A. Fillmore
THOMAS A. FILLMORE

STATE OF OREGON, County of **Klamath**) ss.

On August 31, 2001 personally appeared the above named **THOMAS A. FILLMORE** and **JUNE E. FILLMORE** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00053568

Before me: *Marlene T. Addington*
 Notary Public for Oregon
 My commission expires: 3-22-05

Official Seal

