

01 SEP 7 AM 11:35

MTC 54876-KR
WARRANTY DEED

Vol M01 Page 45522

MILLIE S. BALLANTYNE, TRUSTEE OF THE MILLIE S. BALLANTYNE LIVING TRUST UDD JUNE 16, 1993,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

CLAY BAUMAN,

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 15, except the westerly 13 feet thereof and all of Lot 16 in Block 52, 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.

ACCT #3809-030AA-4000

KEY #442186

ACCT #3809-030AA-4100

KEY #442177

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 **89,900.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the following address: **101 NEVADA STREET, KLAMATH FALLS, OR 97601**

Dated this 30th day of August, 2001.

THE MILLIE S. BALLANTYNE LIVING TRUST
UDD JUNE 16, 1993

BY: Millie S. Ballantyne, Trustee
MILLIE S. BALLANTYNE, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 30, 2001 by
MILLIE S. BALLANTYNE, TRUSTEE OF THE MILLIE S. BALLANTYNE LIVING TRUST UDD JUNE 16, 1993.



Susan E. Ager
(Notary Public for Oregon)

commission expires 8/1/2005

ESCROW NO. MT54876-KR

Return to:
CLAY BAUMAN
101 NEVADA STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 09/07/01 at 11:35 m.
In Vol. M01 Page 45522
Linda Smith,
County Clerk Fee \$ 21⁰⁰

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