

02 APR 12 PM 1:20

After Recording Return to:
SHANE N. BALSZ and AMBER L. BALSZ
4405 Summers Lane
Klamath Falls, OR 97603
Until a change is requested all tax statements
Shall be sent to the following address:
SHANE N. BALSZ and AMBER L. BALSZ
4405 Summers Lane
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 04/12/2002 1:20 p.m.
Vol M02, Pg 21684
Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

MICHAEL F. BENDER and CHRISTIE J. BENDER, herein called grantor, convey(s) to SHANE N. BALSZ and AMBER L. BALSZ, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 3, SUNRISE PARK, according to the official plat thereof on file in the office of the Clerk 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

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 \$78,000.00.
(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 April 9, 2002.

Michael F. Bender
MICHAEL F. BENDER

Christie J. Bender
CHRISTIE J. BENDER

STATE OF OREGON, County of Klamath) ss.

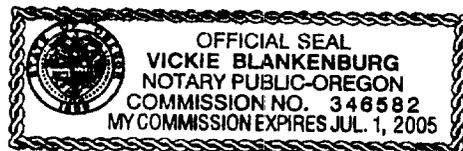
On April 12, 2002 personally appeared the above named MICHAEL F. BENDER and CHRISTIE J. BENDER and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00054715

Before me: *Vickie Blankenburg*
Notary Public for Oregon
My commission expires: 7/01/05

Official Seal



21A