



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 65840

After recording return to:
KAREN ANN BALKWILL
P.O. BOX 188
RADIUM HOT SPRINGS, BC V0A1M0

Until a change is requested all
tax statements shall be sent to
the following address:
KAREN ANN BALKWILL
P.O. BOX 188
RADIUM HOT SPRINGS, BC V0A1M0

Escrow No. MT58706-MS
Title No. _____

State of Oregon, County of Klamath
Recorded 11/13/2002 3:21 p. m.
Vol M02, Pg 65840
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

**MTC 58706-MS
WARRANTY DEED**

SANDRA KEMPER, SUCCESSOR TRUSTEE OF THE KEMPER TRUST,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KAREN ANN BALKWILL

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:

**That portion of Government Lots 17 and 24 lying Northerly of Sprague River and
Southerly of RECREATION PARK, a duly platted subdivision in Section 11,
Township 36 South, Range 10 East of the Willamette Meridian, Klamath County,
Oregon.**

808905

3610-011D0-01100

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.

The true and actual consideration for this conveyance is \$ 13,230.00.

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 this 12 day of Nov., 2002

SUCCESSOR TRUSTEE OF THE KEMPER TRUST
BY: Sandra Kemper, Successor Trustee
SANDRA KEMPER, SUCCESSOR TRUSTEE

State of Oregon
County of _____

This instrument was acknowledged before me on November 12, 2002 by
SANDRA KEMPER, SUCCESSOR TRUSTEE OF THE KEMPER TRUST.

Marlene M. Burner
(Notary Public for Oregon)

My commission expires 10-27-04



21.00