

MAR 28 AM 10:58

mtc 59848

Vol M03 Page 19004  
STATE OF OREGON, ss.Mrs. Nancy L. Ball  
531 Conger Avenue  
Klamath Falls, OR 97601  
Grantor's Name and AddressMrs. Nancy L. Ball  
531 Conger Avenue  
Klamath Falls, OR 97601  
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

(same as above)

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 03/28/2003 10:58 A.m.

Vol M03 Pg 19004-005

Linda Smith, County Clerk

Fee \$ 26 # of Pgs 2 puty.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

NANCY L. BALL, who acquired title as NANCY L. PEDRO

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

NANCY L. BALL

hereinafter called 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 ATTACHED FOR LEGAL DESCRIPTION \*\*\*

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 except (if no exceptions, so state):

and that 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 \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 on \_\_\_\_\_; if grantor is a corporation, 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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Nancy L. Ball

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on March 24 2003

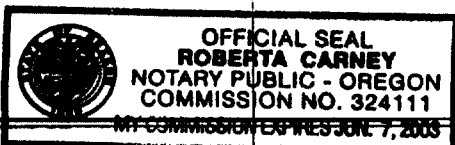
by Nancy L. Ball

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires 6-7-03

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Lot 12, Block 103, BUENA VISTA ADDITION to the City of Klamath Falls; EXCEPTING TEHREFROM that portion conveyed to the State of Oregon by and through its State Highway Commission, by deed recorded August 21, 1958 in Volume 302, page 355, Deed Records of Klamath County, Oregon.

**PARCEL 2:**

Lot 13, Block 103, BUENA VISTA ADDITION to the City of Klamath Falls; EXCEPTING TEHREFROM that portion conveyed to State of Oregon, by and through its State Highway Commission, by deed recorded May 28, 1956, in Volume 283, page 397, Deed Records of Klamath County, Oregon.