

MTT- 62180MS

03 OCT 23 PM 11:04



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

SANDY BALCH

P.O. BOX 577

FORT KLAMATH, OREGON 97626

State of Oregon, County of Klamath

Recorded 10/23/03 11:04 a. m

Vol M03 Pg 78734-35

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested all
tax statements shall be sent to
The following address:

SANDY BALCH

same as above

Escrow No. MT62180-MS

WARRANTY DEED

SARA G. ARMSTRONG, Grantor(s) hereby grant, bargain, sell, warrant and convey to SANDY BALCH, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$45,000.00.

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 17 day of October, 2003.

[Signature]

STATE OF CALIFORNIA }

COUNTY OF Alameda } ss.

On October 17, 2003 before me, Kira Chistiakoff personally appeared SARA G. ARMSTRONG ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature _____

[Signature]



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

78735

PARCEL 1:

Beginning at a point 1243 feet South of the Northeast corner of Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, which point of beginning is the Southeast corner of property conveyed to Knox and wife by Deed recorded in Book 225 at page 6, Klamath County Deed Records; thence South 60 feet to a point; thence West 200 feet to a point; thence North 110 feet to a point; thence East 55 feet to a point, which point is the Northwest corner of said property so conveyed to Knox; thence South 50 feet along the Westerly line of said Knox property; thence East along the Southerly line of said property so conveyed to Knox, 145 feet to the point of beginning, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries of State Highway No. 62 also known as Main Street.

PARCEL 2:

A tract of land in the NE1/4 NE1/4 of Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 1193 feet South of the Northeast corner of said Section 21; thence West 145 feet; thence South 50 feet; thence East 145 feet; thence North 50 feet to the place of beginning.

EXCEPTING THEREFROM all that portion lying within the boundaries of State Highway No. 62 also known as Main Street.

Account No.: 3307-V21AA-01700-000
Account No.: 3307-V21AA-01800-000

Key No.: 75233
Key No.: 75224