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State of Oregon, County of Klamath  
Recorded 05/17/2004 3:46 p m  
Vol M04 Pg 30684  
Linda Smith, County Clerk  
Fee \$ 2.00 # of Pgs 1

After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
1345 NW WALL STREET, STE 200  
BEND, OR 97701

Until a change is requested all tax statements  
shall be sent to the following address:  
JOHN P. BALLANTINE AND MICHAEL E. ANGELASTRO  
3489 MCCREADY DR.  
BEND, OR 97701

### WARRANTY DEED -- STATUTORY FORM

MARY DIANE KEITH, Grantor, conveys and warrants to JOHN P. BALLANTINE, as to an undivided 2/3 interest and MICHAEL E. ANGELASTRO, as to an undivided 1/3 interest, Grantee, the following described real property, free of encumbrances except as specifically set forth herein, to wit:

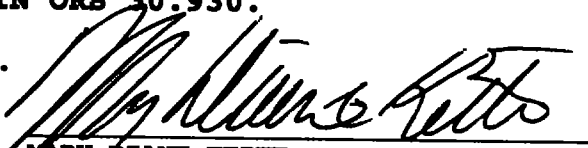
Lot 12, Block 4 of Tract 1119, LEISURE WOODS, Unit 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.  
Tax Account No(s): 728886  
Map/Tax Lot No(s): 2407-7A-4100

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$ 269,000.00.


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 13 day of May, 2004.

  
MARY DIANE KEITH

STATE OF OREGON, COUNTY OF DESCHUTES ) SS.

This instrument was acknowledged before me on May 13, 2004 by MARY DIANE KEITH.

  
(Notary Public for Oregon)  
My commission expires 2-28-06

TITLE NO. 10-0136004  
ESCROW NO. 10-0136004



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