



04 JUL 30 PM 3:50

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State of Oregon, County of Klamath
Recorded 07/30/04 3:50 p m
Vol M04 Pg 50228
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SP

After recording return to:
STEVE M. CARSON

~~1850 LEROY STREET~~ 13967 Hill Road
KLAMATH FALLS, OR ~~97601~~ 97603

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

STEVE M. CARSON
~~1850 LEROY STREET~~ 13967 Hill Road
KLAMATH FALLS, OR ~~97601~~ 97603

Escrow No. MT66108-TM

MTC 66108-TM

STATUTORY WARRANTY DEED

JAMES E. BALSIGER, Grantor(s) hereby convey and warrant to **STEVE M. CARSON and JO ANNE CARSON, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 9, Block 31, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029AD-01600-000 Key No: 215387

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$130,000.00**.

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 30th day of July, 2004

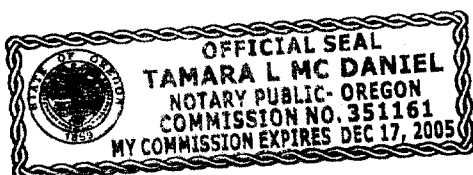
James E. Balsiger
JAMES E. BALSIGER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 30, 2004 by JAMES E. BALSIGER.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



21.00 \$m