MTC- 459146R

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State of Oregon, County of Klamath Recorded 08/17/04 11:02 a m Vol M04 Pg 53899 Linda Smith, County Clerk

3	Fee \$ 2 / 60 # of Pg
After recording return to:	<u> </u>
BARBARA J. ARRAIS	
3023 Madison	
Klamath Falls, OR 97603	
Until a change is requested all tax statements shall be sent to The following address:	
BARBARA J. ARRAIS	
3023 Madison	
Klamath Falls, OR 97603	
Escrow No. MT65914-KR	

STATUTORY WARRANTY DEED

KATHLEEN L. BALAKAS, Grantor(s) hereby convey and warrant to **BARBARA J. ARRAIS**, 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 2 in Block 52 of 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:

3809-028BB-05700-000

Key No:

188139

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 \$260,500.00.

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 16th day of duguest, 2004.

Satisfic Date of Suguest, 2004.

KATHLEEN L. BALAKAS

State of Over on County of KLAMATH

This instrument was acknowledged before me on

2. 2004 by KATHLEEN L. BALAKAS

Notary Public)

My commission expires 11/16/2007



