

04 AUG 17 AM 11:02



MTL-65914KR

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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  
Fee \$ 21<sup>00</sup> # of Pgs 1

After recording return to:

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**.

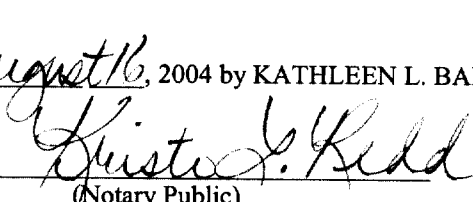
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 16<sup>th</sup> day of August, 2004.

  
KATHLEEN L. BALAKAS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 16, 2004 by KATHLEEN L. BALAKAS.

  
(Notary Public)



My commission expires 11/16/2007

2/10 am