

04 AUG 31 PM 3:13

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After Recording Return to:

ANDY O. SMITH

P.O. Box 359

Westfir, OR 97492

Until a change is requested all tax statements

Shall be sent to the following address:

ANDY O. SMITH

Same as Above

State of Oregon, County of Klamath

Recorded 08/31/04 3:13 P m

Vol M04 Pg 58047

Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

Aspen 59706 AR

WARRANTY DEED
(INDIVIDUAL)

MADALYN T. BALLENGER, herein called grantor, convey(s) to ANDY O. SMITH, AN ESTATE IN FEE SIMPLE all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lots 12 and 13, Block 23, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$4,000.00.**
(here comply with the requirements of ORS 93.930)

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 8/17/04

Madalyn T. Ballenger
MADALYN T. BALLENGER

STATE OF OREGON, County of **Klamath**) ss.

On 8.26.04 personally appeared the above named **MADALYN T. BALLENGER** and acknowledged the foregoing instrument to be their voluntary act and deed.

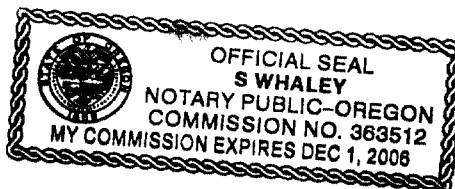
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00059706

Before me: S Whaley
Notary Public for Oregon
My commission expires: 12.01.04

Official Seal



21A