

04 SEP 16 AM 10:51

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State of Oregon, County of Klamath  
Recorded 09/16/04 10:51 a m  
Vol M04 Pg 61862  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

Until a change is requested all tax statements  
shall be sent to the following address:  
SANDY M. BALLEW  
6738 SE MOSCATO COURT  
HILLSBORO, OR 97123

*1st 449260*

## WARRANTY DEED -- STATUTORY FORM

WILLIAM LICHTWALD and JOYCE LICHTWALD, as tenants by the entirety,  
Grantor,

conveys and warrants to

SANDY M. BALLEW, an individual, Grantee,

the following described real property, free of encumbrances except as  
specifically set forth herein, to wit:

Lots 5 and 6 in Block 9 of TRACT 1123, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

Tax Account No(s): R165920 R165911 M882996  
Map/Tax Lot No(s): 2607001C005100 2607001C005200 M09852

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 \$45,000.00 .

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 14 day of September, 2004.

*William Lichtwald*  
WILLIAM LICHTWALD

*Joyce Lichtwald*  
JOYCE LICHTWALD

STATE OF OREGON, COUNTY OF DESCHUTES ) SS.

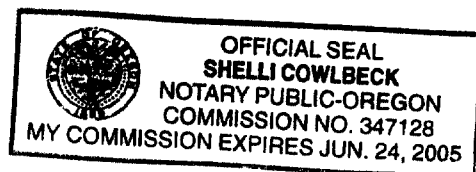
This instrument was acknowledged before me on September 14, 2004 by WILLIAM  
LICHTWALD and JOYCE LICHTWALD.

*Shelli Cowlbeck*

(Notary Public for Oregon)

My commission expires 6-24-05

TITLE NO. 14-0075004  
ESCROW NO. 14-0075004



21F