



MT-67111KR

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State of Oregon, County of Klamath
 Recorded 12/17/04 3:07 p m
 Vol M04 Pg 86463
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

THIS SPACE RESER

After recording return to:

Kathleen Lisa Balakas

1914 Portland Street

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Kathleen Lisa Balakas

1914 Portland Street

Klamath Falls, OR 97601

Escrow No.

MT67111-KR

STATUTORY WARRANTY DEED

Andrew M. Johnston and Kara A. Johnston, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Kathleen Lisa Balakas, an unmarried person**, 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 19 in Block 18 of HILLSIDE 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-08400-000

Key No:

187871

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 **\$169,000.00**.

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

16th

day of

December, 2004.

Andrew M. Johnston

Kara A. Johnston

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on

Dec. 16

, 2004 by Andrew M. Johnston and Kara A. Johnston.



Kristi L. Redd
 (Notary Public for Oregon)

My commission expires

11/16/2007

9/10 am