

05 JUL 7 PM 0:23

MTL-70184 SH

Vol M05 Page 51917



THIS SPACE

State of Oregon, County of Klamath
Recorded 07/07/05 3:23P m
Vol M05 Pg 51917-18
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

Donald E. Badger

P O Box 7481

Klamath Falls, OR 97602

Until a change is requested all
tax statements shall be sent to
The following address:

Donald E. Badger

P O Box 7481

Klamath Falls, OR 97602

Escrow No. MT70184-SH

STATUTORY WARRANTY DEED

Nancy L. Ball, Grantor(s) hereby convey and warrant to **Donald E. Badger**, 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:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

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 **\$180,000.00**.

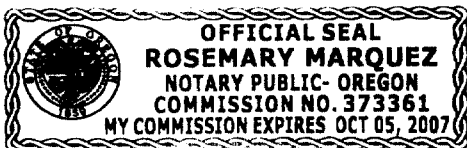
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Dated this 29 day of June, 2005.

Nancy L. Ball
Nancy L. Ball

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 29, 2005 by Nancy L. Ball.



Rosemary Marquez
(Notary Public for Oregon)
My commission expires October 5, 2007

200 am

51918

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 12, Block 103, BUENA VISTA ADDITION to the City of Klamath Falls;
EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and
through its State Highway Commission, by deed recorded August 21, 1958 in Volume
302, page 355, Deed Records of Klamath County, Oregon.

Tax Account No: 3809-032BC-00600-000 Key No: 475603

PARCEL 2:

Lot 13, Block 103, BUENA VISTA ADDITION to the City of Klamath Falls;
EXCEPTING THEREFROM that portion conveyed to State of Oregon, by and through
its State Highway Commission, by deed recorded May 28, 1956, in Volume 283, page
397, Deed Records of Klamath County, Oregon.

Tax Account No: 3809-032BC-00500-000 Key No: 475612