

M06-07456

Klamath County, Oregon

04/17/2006 11:45:12 AM

Pages 2 Fee: \$26.00



After recording return to:
Matthew Robert Balkwill
936 Buena Vista
Klamath Falls, OR 97601

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

File No.: 7021-777237 (MTA)
Date: April 10, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Matthew Robert Balkwill, Grantor, conveys to **Matthew R. Balkwill and Latricia M. Wilson, not as tenants in common, but with full rights of survivorship**, Grantee, the following described real property:

Lot 5 in Block 11 of Tract 1143, Resubdivision of a portion of Blocks 11, 12, 13 and 14, Buena Vista 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.

The true consideration for this conveyance is **\$other than money**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 12 day of April, 2006.

Matthew Robert Balkwill

206

APN: **R435434**

Bargain and Sale Deed
- continued

File No.: **7021-777237 (MTA)**
Date: **04/10/2006**

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 12th day of April, 2006
by **Matthew Robert Balkwill**.

Marlene T. Addington
Notary Public for Oregon
My commission expires: 3-22-2009

