

MT73951 TM

THIS SPACE RESERVE

M06-07988

Klamath County, Oregon

04/24/2006 03:23:09 PM

Pages 1 Fee: \$21.00



After recording return to:

THOMAS G. BLANTON

P.O. BOX 1365

CHILOQUIN, OR 97624

Until a change is requested all

tax statements shall be sent to

The following address:

THOMAS G. BLANTON

P.O. BOX 1365

CHILOQUIN, OR 97624

Escrow No. MT73951-TM

Title No. 0073951

### STATUTORY WARRANTY DEED

**JOSE F. BALDERAS and CRYSTAL E. BALDERAS, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **THOMAS G. BLANTON and PATRICIA A. BLANTON, as tenants by the entirety**, 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 12 and 13, PONDEROSA PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax Account No: 3507-003AB-06800-000 Key No: 221218

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:

SUBJECT TO: TRUST DEED DATED DECEMBER 29, 1998 AND RECORDED JANUARY 4, 1999, IN VOLUME M99, PAGE 12, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, NOW KNOWN AS STERLING SAVINGS BANK, AS BENEFICIARY. THE ABOVE NAMED GRANTEE DOES NOT AGREE TO ASSUME NOR PAY THIS TRUST DEED AND THE ABOVE NAMED GRANTOR AGREES TO HOLD THE GRANTEE HARMLESS THEREFROM.

The true and actual consideration for this conveyance is **\$90,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 17 day of April, 2006.

Jose F. Balderas

JOSE F. BALDERAS

Crystal E. Balderas

CRYSTAL E. BALDERAS

State of Oregon

County of Douglas

This instrument was acknowledged before me on April 17, 2006 by JOSE F. BALDERAS and CRYSTAL E. BALDERAS.

Erin Chickering  
(Notary Public for Oregon)

My commission expires 10-30-06



21.00