



After recording return to:  
Charles H Ballard  
242 Angela Court  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Charles H Ballard  
242 Angela Court  
Klamath Falls, OR 97601

File No.: 7021-736068 (MTA)  
Date: April 10, 2006

THIS SPAC

**M06-08302**

Klamath County, Oregon

04/27/2006 03:37:53 PM

Pages 2 Fee: \$26.00

### **STATUTORY WARRANTY DEED**

**Andrew Craig Kruse and Sue Ellen Roth**, Grantor, conveys and warrants to **Charles H Ballard**,  
Grantee, the following described real property free of liens and encumbrances, except as specifically set  
forth herein: CHB

**Lot 27 of Old Fort Estates, Tract 1327, according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$229,900.00**. (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.

APN: R884755

Statutory Warranty Deed  
- continued

File No.: 7021-736068 (MTA)  
Date: 04/10/2006

Dated this 26<sup>th</sup> day of April, 2006.

Sue Ellen Roth  
Sue Ellen Roth

Andrew Craig Kruse  
Andrew Craig Kruse

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 26<sup>th</sup> day of April, 2006  
by as of , on behalf of the .

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

