

2007-002235

Klamath County, Oregon



00014724200700022350030033

02/08/2007 03:20:15 PM

Fee: \$31.00

MTCT77604

After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
1345 NW WALL STREET, STE 200  
BEND, OR 97701

Until a change is requested all tax statements  
shall be sent to the following address:  
STEVEN R. BALL AND KRISTI L. BALL  
1711 NW HARRIMAN ST  
BEND, OR 97701

## WARRANTY DEED -- STATUTORY FORM

DAVID THOMPSON and ELIZABETH THOMPSON and DOROTHY THOMPSON, not as  
tenants in common, but with the right of survivorship, Grantor,

conveys and warrants to

STEVEN R. BALL and KRISTI L. BALL, as tenants by the entirety, Grantee,  
the following described real property, free of encumbrances except as  
specifically set forth herein, to wit:

LOT 37, BLOCK 10 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT  
NO 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE  
OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

Tax Account No(s): 385443  
Map/Tax Lot No(s): 3711-015CO-02100-000

This property is free from encumbrances, EXCEPT: All those items of record, if  
any, as of the date of this deed, including any real property taxes due, but  
not yet payable.

The true consideration for this conveyance is \$14,500.00 .

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, 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 25<sup>th</sup> day of January, 2007.

DAVID THOMPSON

ELIZABETH THOMPSON

DOROTHY THOMPSON

31<sup>00</sup>

STATE OF CALIFORNIA, COUNTY OF \_\_\_\_\_ ) SS.

This instrument was acknowledged before me on January \_\_\_\_\_, 2007 by DAVID THOMPSON, ELIZABETH THOMPSON ~~AND DOROTHY THOMPSON.~~

\_\_\_\_\_  
(Notary Public)

My commission expires \_\_\_\_\_

TITLE NO. 10-0358806  
ESCROW NO. 10-0358806

*State of New York, County of Monroe.*

*This instrument was acknowledged  
before me on January 26<sup>th</sup>, 2007 by  
Dorothy Thompson only.*

*Margaret M. Gandell*

MARGARET M. GANDELL  
Notary Public, State of New York  
MONROE COUNTY  
Commission Expires Dec. 23, 2010

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Los Angeles

} ss.

On

1/25/2007

before me,

Deanna Cabral, Notary Public

personally appeared

David Thompson & Elizabeth Thompson

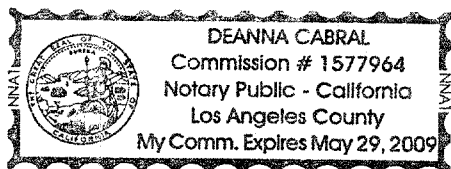
Name and Title of Officer (e.g., Jane Doe, Notary Public)

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Deanna Cabral

Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document:

Warranty Deed

Document Date:

1/25/2007

Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

☐ Individual

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Attorney-in-Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

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