



After recording return to:
Florian M. Houguet and Angela K.
Houguet
936 Buena Vista Street
Klamath Falls, OR 97601

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

Florian M. Houguet and Angela K.
Houguet
936 Buena Vista Street
Klamath Falls, OR 97601

File No.: 7021-1054075 (DMC)

Date: June 21, 2007

2007-011660

Klamath County, Oregon



06/28/2007 03:09:26 PM

Fee: \$26.00

THIS SP/

STATUTORY WARRANTY DEED

Matthew R. Balkwill and Latricia M. Wilson, not as tenants in common, but with full rights of survivorship, Grantor, conveys and warrants to **Florian M. Houguet and Angela K. Houguet as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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.

Subject to:

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 **\$248,000.00**. (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, 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 28 day of June, 2007.

Matthew R Balkwill Latricia M Balkwill
Matthew R. Balkwill By Latricia Latricia M. Wilson
M Balkwill atty in fact

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 28 day of June, 2007
by **Latricia M. Wilson for herself and as power of attorney for Matthew R. Balkwill.**
Balkwill

[Signature]
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

