

2007-011891

Klamath County, Oregon



After recording return to:  
Matthew Balkwill and Latricia Balkwill  
3270 Hammer Street  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Matthew Balkwill and Latricia Balkwill  
3270 Hammer Street  
Klamath Falls, OR 97603

File No.: 7021-1014065 (DMC)  
Date: April 13, 2007

THIS SF



07/02/2007 03:34:41 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Dan Martin Construction, Inc., an Oregon corporation, Grantor, conveys and warrants to Matthew Balkwill and Latricia Balkwill as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**LOT 10, TRACT 1315-WOODWORTH PARK, 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 **\$268,000.00**. (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 22 day of June, 2007.

Dan Martin Construction, Inc., an Oregon  
Corporation

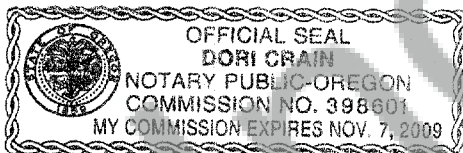
  
By: Jackie Martin, Secretary

STATE OF Oregon )

)ss.

County of Klamath )

This instrument was acknowledged before me on this 22 day of June, 2007  
by Jackie Martin as President of Dan Martin Construction, Inc., on behalf of the Corporation.



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