

2007-020148

Klamath County, Oregon



00036054200700201480010015

11/30/2007 01:38:39 PM

Fee: \$21.00

After Recording Return to:

MARTIN G. BALAKAS and MARY K. BALAKAS

14210 MEADOWBROOK CT
KLAMATH FALLS, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

MARTIN G. BALAKAS and MARY K. BALAKAS

Same as above

ATE: 65381PC

WARRANTY DEED

(INDIVIDUAL)

ERIC W. MEDL, herein called grantor, convey(s) to MARTIN G. BALAKAS and MARY K. BALAKAS, as tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 25, Block 3, Tract No. 1046, ROUND LAKE ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 021 MAP 3908-007DA TL 03100 KEY #493996

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

And the Trust Deed in the original amount of \$83,900.00, recorded October 07, 2005, Book M05, Page 66088

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$125,000.00.
(here comply with the requirements of ORS 93.930)

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 November 26, 2007.


ERIC W. MEDL

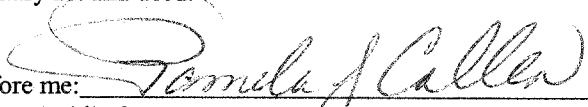
STATE OF OREGON, County of KLAMATH) ss.

On November 30, 2007 personally appeared the above named ERIC W. MEDL and acknowledged the foregoing instrument to be his voluntary act and deed.

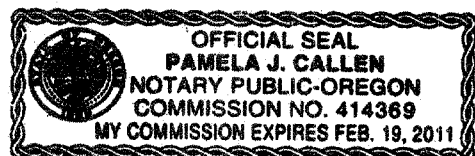
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065381

Before me: 
Notary Public for Oregon
My commission expires: 02-19-2011

Official Seal



#21-A