

MT81845-KR



THIS SPACE R

2008-004708

Klamath County, Oregon



03/31/2008 03:37:03 PM

Fee: \$21.00

After recording return to:
Balin Family Trust Farm Trust
13600 Homedale Road
Klamath Falls, OR 97603

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

Balin Family Trust Farm Trust
13600 Homedale Road
Klamath Falls, OR 97603

Escrow No. MT81845-KR
Title No. 0081845
SWD

STATUTORY WARRANTY DEED

Beverly J. Cheyne, Grantor(s) hereby convey and warrant to ~~Harold E. Balin and Joan L. Staunton, Trustees for the Balin Family Trust, dated October 21, 1988,~~ ^{see continued below*} Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

The S1/2 of the NE1/4 of Section 11 in Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING that portion lying within Homedale Road.

*Grantee continued - Harold E. Balin, Trustee of the Balin Farm Trust under Trust Agreement dated 10/21/1988 and Joan L. Staunton, Trustee of the Balin Farm Trust under Trust Agreement dated 10/21/1988
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$505,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

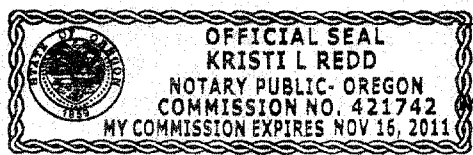
Dated this 27th day of March, 2008.

Beverly J. Cheyne

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 27, 2008 by Beverly J. Cheyne.

(Notary Public for Oregon)
My commission expires 11/16/2011



2/1/11