

MT82334-DS



THIS SPACE R

2008-007802

Klamath County, Oregon



05/29/2008 11:23:11 AM

Fee: \$26.00

After recording return to:

DON R. BALLEW

9202 St. Andrews Circle

Klamath Falls, OR 97603

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

DON R. BALLEW

9202 St. Andrews Circle

Klamath Falls, OR 97603

Escrow No. MT82334-SH(05)

Title No. 0082334

SWD

### STATUTORY WARRANTY DEED

DON R. BALLEW, TRUSTEE OF THE DON BALLEW LIVING TRUST UDA, APRIL 12, 2001, AS TO AN UNDIVIDED 1/2 INTEREST; AND SHARON L. PARKS, TRUSTEE OF THE SHARON L. PARKS TRUST, DATED JUNE 10, 1996, AS TO AN UNDIVIDED ONE-HALF INTEREST, Grantor(s) hereby convey and warrant to DON R. BALLEW and SHARON L. PARKS, as tenants by the entirety, 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:

Lot 2 in Block 5, FIRST ADDITION TO SHIELD CREST, Tract No. 1245, also the Westerly 15 feet of the most Northerly 285.38 feet of Lot 12 in Block 5, FIRST ADDITION TO SHIELD CREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, records of Klamath County, Oregon.

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 **\$0.00**.

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.

210911

Dated this 23<sup>rd</sup> day of May, 2008.

THE DON BALLEW LIVING TRUST UDA, APRIL 12, 2001

BY:

Don R. Ballew  
DON R. BALLEW, TRUSTEE

THE SHARON L. PARKS TRUST, DATED JUNE 10, 1996

BY:

Sharon L. Parks  
SHARON L. PARKS, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 23, 2008 by DON R. BALLEW, TRUSTEE OF THE DON BALLEW LIVING TRUST UDA, APRIL 12, 2001; AND SHARON L. PARKS, TRUSTEE OF THE SHARON L. PARKS TRUST, DATED JUNE 10, 1996.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2011