



THIS SPACE R

2008-008093

Klamath County, Oregon



06/03/2008 02:20:43 PM

Fee: \$21.00

After recording return to:
DON R. BALLEW, TRUSTEE
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, TRUSTEE
9202 St. Andrews Circle
Klamath Falls, OR 97603

Escrow No. _____
Title No. _____
SWD _____

STATUTORY WARRANTY DEED

SHARON L. PARKS, TRUSTEE OF THE SHARON L. PARKS TRUST DATED JUNE 10, 1996, Grantor(s) hereby convey and warrant to 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 1/2 INTEREST and, 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:

Unit No. A of Building No. 6 Stage VII Plat of Tract 1271-Shield Crest Condominiums, Lot 11, Block 4 of 1257, a resubdivision of a portion of the First Addition to Shield Crest, as shown on the plat thereof filed on December 22, 1999, according to the official plat thereof on file in the office of the Clerk 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.

Dated this 2ND day of June, 2008.

THE SHARON L. PARKS TRUST DATED JUNE 10, 1996

BY: [Signature]
SHARON L. PARKS, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 2, 2008 by SHARON L. PARKS, TRUSTEE OF THE SHARON L. PARKS TRUST DATED JUNE 10, 1996.

[Signature]
(Notary Public for Oregon)

My commission expires 9-8-09

