

UTC 1396-9250

2008-016913

Klamath County, Oregon

After recording, return to:
Sharon L. Parks, Trustee
9202 St Andrews Circle
Klamath Falls, OR 97603



00058029200800169130010013

12/30/2008 10:32:20 AM

Fee: \$21.00

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

Sharon L. Parks, Trustee
9202 St Andrews Circle
Klamath Falls, OR 97603

STATUTORY WARRANTY DEED

DON R. BALLEW, TRUSTEE OF THE DON BALLEW LIVING TRUST UDA APRIL 12, 2001, Grantor(s), hereby convey and warrant to SHARON L. PARKS, TRUSTEE OF THE SHARON L. PARKS TRUST DATED JUNE 10, 1996, AS TO AN UNDIVIDED 50% INTEREST, 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 16, Block 217, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the Office of the County 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 29 day of December, 2008.

THE DON BALLEW LIVING TRUST UDA APRIL 12, 2001

By: Don R. Ballew Trustee
DON R. BALLEW, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12/29, 2008, by DON R. BALLEW, TRUSTEE OF THE DON BALLEW LIVING TRUST UDA APRIL 12, 2001.



Heather Sciorba
(Notary Public for Oregon)

My commission expires Feb. 9, 2010

AMERITITLE, has recorded this
Instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

21 Amt