

UTC 1396-9251

After recording, return to:
Don Ballew, Trustee
9722 Arant Road
Klamath Falls, OR 97603

2008-016916
Klamath County, Oregon



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

12/30/2008 10:33:43 AM

Fee: \$21.00

Don Ballew, Trustee
9722 Arant Road
Klamath Falls, OR 97603

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 RAY BALLEW, TRUSTEE OF THE DON RAY BALLEW LIVING TRUST UDA APRIL 12, 2001, AS TO AN UNDIVIDED 1/2 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 2 in Block 5, FIRST ADDITION TO SHIELD CREDIT, 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.

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 SHARON L. PARKS TRUST DATED JUNE 10, 1996

By: 
SHARON L. PARKS, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12/29, 2008, by SHARON L. PARKS, TRUSTEE OF THE SHARON L. PARKS TRUST DATED JUNE 10, 1996.




(Notary Public for Oregon)

My commission expires Feb. 9, 2010

AMERITITLE has recorded this instrument by request as an accommodation 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