

UTC 1396-9311

THIS SPACE

2009-001265

Klamath County, Oregon

After recording return to:

David and Alicia Ballard
384 Burretta Street
Sonoma, CA 95370



00059699200900012650020028

02/03/2009 11:56:06 AM

Fee: \$26.00

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

Same as above

STATUTORY WARRANTY DEED

Jeffrey Sargo, Grantor(s) hereby convey and warrant to David V. Ballard and Alicia M. Ballard, as tenants by the entirety, as to an undivided $\frac{1}{2}$ interest and Gabe M. Wingo and Melissa B. Wingo, as tenants by the entirety, as to an undivided $\frac{1}{2}$ 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:

LEGAL DESCRIPTION

A tract of land in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 30 feet East and 495 feet North of the Southwest corner of said Section 20, said point being on the East side line of Montelius Street as located and established; thence East and parallel with the South line of Section 20 to a point on the West line of a tract of land conveyed by Theo Sides to the State of Oregon by and through its State Highway Commission, for highway right of way, recorded July 11, 1955 in Deed Book 276 at page 16; thence Northeasterly along the West line of said right of way to a point on the South line of a tract of land conveyed to Harold A. Perkins, et ux, by deed recorded March 1, 1948 in Book 217 at page 344; thence West along the South line of said Perkins tract to a point on the East line of Montelius Street; thence South along the East line of Montelius Street to the point of beginning.

EXCEPTING THEREFROM:

Beginning at point 30 feet East and 495 feet North of the Southwest corner of said Section 20, said point being on the East side of Montelius Street as located and established; thence North along the East side of Montelius Street a distance of 130 feet to a point; thence East and parallel with the South line of Section 20 to a point on the West line of a tract of land conveyed by Theo. Sides to the State of Oregon for highway right of way, recorded July 11, 1955 in Deed Book 276 at page 16; Klamath County Records; thence Southwesterly along the West line of said right of way to a point which is on a line running Easterly and parallel with the South line of said Section 20 from the point of beginning of this description; thence West along said line to the point of beginning.

Further excepting that portion conveyed to the State of Oregon by instrument recorded August 5, 1958 in Volume 301, page 541, Deed 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 \$1.00.

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 20 day of FEBRUARY, 2009.

JEFFREY SARGO

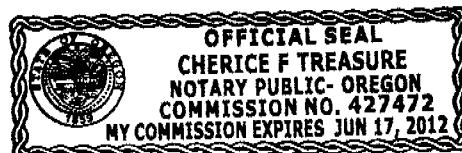
26 Amt

STATE OF ~~CALIFORNIA~~ Oregon
COUNTY OF Klamath ^{ss.}

On February 3, 2009 before me, Cherice F. Treasure personally appeared JEFFREY SARGO personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(~~ies~~), and that by their signatures(~~s~~) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Cherice F. Treasure



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.