

NOT 84207-KR

THIS SPACE RESERVE

2009-002131

Klamath County, Oregon



02/13/2009 11:45:34 AM

Fee: \$21.00

After recording return to:

Scott Balin

6062 O'Conner Road

Klamath Falls, OR 97603

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

Scott Balin

6062 O'Conner Road

Klamath Falls, OR 97603

Escrow No. MT84207-KR

Title No. 0084207

SWD

### STATUTORY WARRANTY DEED

Scott Balin and Cindy Lea Balin, who acquired title as Cindy Lee Balin, as tenants by the entirety, Grantor(s) hereby convey and warrant to Scott Balin and Cindy Lee Balin, 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: ✓ 5B

#### LEGAL DESCRIPTION

##### Parcel 1:


The SW1/4 of Section 13, Township 40 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING that portion within the U.S.B.R. "C" Canal.

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 12<sup>th</sup> day of February, 2009.

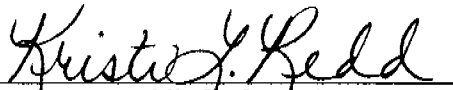
  
Scott Balin

  
Cindy Lea Balin



State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Feb. 12, 2009 by Scott Balin and Cindy Lea Balin aka Cindy Lee Balin. (KR)

  
(Notary Public for Oregon)

My commission expires 11/16/2011

21amt