

WTC 13916-9340

THIS SPACE R

2009-002602

Klamath County, Oregon

After recording return to:

David V. Ballard and Alicia M. Ballard

384 Barretta Street

Sonoma, CA 95370



00061190200900026020010014

02/20/2009 11:09:47 AM

Fee: \$21.00

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

David V. Ballard and Alicia M. Ballard

Same as above

### STATUTORY WARRANTY DEED

**Jeffrey H. Sargo and Annette B. Sargo, Trustees of the Sargo 2001 Revocable Trust July 3, 2001,** Grantor(s) hereby convey and warrant to **David V. Ballard and Alicia M. Ballard, 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:

The Southerly 45 feet of Lot 8, Block 96, BUENA VISTA ADDITION, 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 **\$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

The Sargo 2001 Revocable Trust July 3, 2001

Jeffrey H. Sargo, Trustee

Annette B. Sargo, Trustee

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.

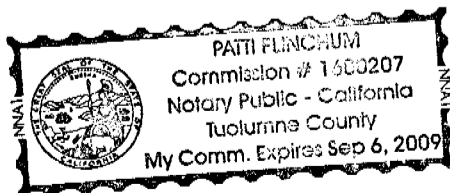
STATE OF CALIFORNIA

COUNTY OF Tuolumne ss.

On 2-12-09, 2009 before me, Patti Finchum, Notary Public personally appeared **Jeffrey H. Sargo and Annette B. Sargo, Trustees of the Sargo 2001 Revocable Trust dated July 3, 2001** 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



21 Amt