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THIS SPACE R

2009-002603

Klamath County, Oregon

After recording return to:

David V. Ballard and Alicia M. Ballard

384 Barretta Street

Sonoma, CA 95370



00061191200900026030020028

02/20/2009 11:10:47 AM

Fee: \$26.00

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

Alicia Ballard, who acquired title as **Jeff Sargo and Alicia Sargo, not as tenants in common, but with rights of survivorship**, Grantor(s) hereby convey and warrant to **David V. Ballard and Alicia M. Ballard, as tenants in common**, 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 portion of Lots 13 and 14, Block 53, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on Michigan Avenue 26' 3" Southeasterly from the Northwestern corner of Lot 14, Block 53, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northeasterly at right angles to Michigan Avenue 60 feet; thence Southeasterly and parallel to Michigan Avenue 26' and 3"; thence Southwesterly and parallel with Menlo Avenue Way 60 feet to the line of Michigan Avenue, thence Northwesterly along the line of Michigan Avenue 26' 3" to the place of beginning.

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

Jeff Sargo

Alicia Sargo Ballard

STATE OF CALIFORNIA

ss.

COUNTY OF

On \_\_\_\_\_, 2009 before me, See Attached personally appeared JEFF SARGO and ALICIA 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 \_\_\_\_\_

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.

26amt

STATE OF CALIFORNIA }  
COUNTY OF Tuolumne }

On 2-12-09 before me Patti Flinchum a Notary Public in and for said

County and State, personally appeared

Jeff Sargo & Alicia Ballard

, who 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 he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Signature

