

2009-006052

Klamath County, Oregon



00065250200900060520010016

05/01/2009 03:15:09 PM

Fee: \$21.00

MTC 85075-KR

WARRANTY DEED

Don Ray Ballew, Trustee
Grantor

Benjamin Espinoza
2436 Vine
Klamath Falls, OR 97601
Grantee

After recording return to:
Amerititle, Inc.
300 Klamath Avenue
Klamath Falls, OR 97601

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

KNOW ALL MEN BY THESE PRESENTS, that DON RAY BALLEW, TRUSTEE OF THE DON RAY BALLEW LIVING TRUST, Dated April 12, 2001, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to BENJAMIN ESPINOZA, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

529 ~~539~~ Lot 539 in Block 127 of MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. : 3809-033AD-14600-000

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is the sum of ~~\$99,000.00~~ / \$99,500.00

Dated this 29th day of April, 2009.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Don Ray Ballew Living Trust WTB April 12, 2001

by: Don Ray, Ballew, Trustee

Don Ray Ballew TRUSTEE

STATE OF OREGON, County of Klamath)ss.

4/29/2009

Personally appeared the above named Don Ray Ballew, Trustee of the Don Ray Ballew Living Trust, Dated April 12, 2001 and acknowledged the foregoing instrument to be his voluntary act and deed.

(SEAL)

Before me: *Kristi L. Redd*
Notary Public for Oregon
My Commissioner Expires: 11/16/2011



21-