

MT86505-DS

THIS SPACE R

2009-014922

Klamath County, Oregon



00075781200900149220010017

11/20/2009 11:13:18 AM

Fee: \$37.00



After recording return to:

ESTHER VILLEGAS

P. O. Box 7994

Klamath Falls, OR 97602

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

ESTHER VILLEGAS

P. O. Box 7994

Klamath Falls, OR 97602

Escrow No. MT86505-DS

Title No. 0086505

SWD

STATUTORY WARRANTY DEED

DON RAY BALLEW, TRUSTEE OF THE DON RAY BALLEW TRUST DATED APRIL 12, 2001, Grantor(s) hereby convey and warrant to **ESTHER VILLEGAS and DANIEL VILLEGAS, with the rights of survivorship**, 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 South 70 feet of Lots 612 and 613, Block 128, 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.

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 **\$124,500.00**.

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 16th day of Nov. 2009.

THE DON RAY BALLEW TRUST DATED APRIL 12, 2001

BY:

Don Ray Ballew
DON RAY BALLEW, TRUSTEE

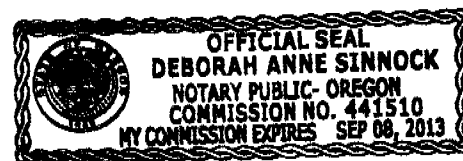
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 11-10-, 2009 by DON RAY BALLEW, TRUSTEE OF THE DON RAY BALLEW TRUST DATED APRIL 12, 2001.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13



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