

WTC 91424-DS

2011-010509  
Klamath County, Oregon

THIS SPACE



00107497201100105090020025

09/19/2011 03:25:01 PM

Fee: \$42.00



After recording return to:  
DOUGLAS C. BALLINGHAM  
10445 Palm Desert Dr.  
Sparks, NV 89441

Until a change is requested all tax statements shall be sent to the following address:  
DOUGLAS C. BALLINGHAM  
10445 Palm Desert Dr.  
Sparks, NV 89441

Escrow No. MT91424-DS  
Title No. 0091424  
SWD r.042611

**STATUTORY WARRANTY DEED**

**THEODORE S. ELLIS,**

Grantor(s), hereby convey and warrant to

**DOUGLAS C. BALLINGHAM and TERESA BALLINGHAM, 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:

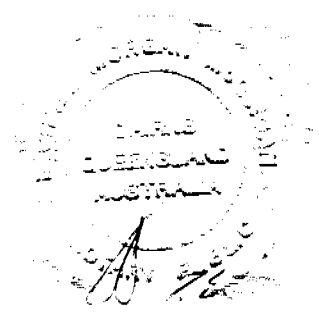
**Lot 3, Block 2, Tract 1029, SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$6,000.00.**

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:

**2011-2012 Real Property Taxes a lien not yet due and payable.**

427712



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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 12TH day of SEPTEMBER, 2011.

X *Theodore S. Ellis*  
THEODORE S. ELLIS

State of QUEENSLAND  
County of  
COMMONWEALTH OF AUSTRALIA.

This instrument was acknowledged before me on SEPTEMBER 12TH, 2011 by THEODORE S. ELLIS. IDENTIFIED BY UNITED STATES OF AMERICA PASSPORT No. 427118143.

MICHAEL MORAN M'GUIBAN  
(Notary Public)  
12 APLIN STREET LINDAS QUEENSLAND AUSTRALIA 4870. PH 07 46514766.  
My commission expires DOES NOT EXPIRE BUT CONTINUES FOR LIFE.