

MTL 95698 MS



THIS SPACE RESERVED FOR

2012-012613
Klamath County, Oregon
11/14/2012 10:04:49 AM
Fee: \$47.00

After recording return to:

Doug McInnis

8321 Hill Road

Klamath Falls, OR 97603

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

Doug McInnis

8321 Hill Road

Klamath Falls, OR 97603

Escrow No. MT95698-MS

Title No. 0095698

SWD r.020212

STATUTORY WARRANTY DEED

Jerry G. Balf and Louise M. Balf, Trustees of the Balf Family Trust dated May 21, 1997,

Grantor(s), hereby convey and warrant to

Doug McInnis and Joy McInnis, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$50,000.00**.

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:

47 AMT

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 13th day of Nov, 2012.

Jerry G. Balf and Louise M. Balf, Trustees of the Balf
Family Trust dated May 21, 1997

BY:

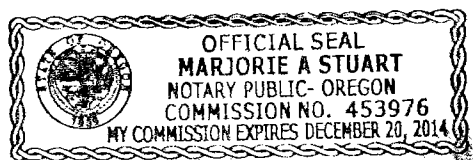
Jerry G. Balf, Trustee
Jerry G. Balf, Trustee

BY:

Louise M. Balf, Trustee
Louise M. Balf, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 11/13, 2012 by Jerry G. Balf and Louise M. Balf,
Trustees of the Balf Family Trust dated May 21, 1997.



Marjorie A. Stuart

(Notary Public for Oregon)

My commission expires

12/20/14

LEGAL DESCRIPTION

“EXHIBIT A”

All that portion of Lots 456 and 457, Block 121, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 456 in said Block 121, and running thence North along the West line of Mitchell Street 40 feet; thence West at right angles 50 feet to the line between said lot 456 and 457; thence South on said line 20 feet; thence West at right angles 30 feet; thence South parallel with Mitchell Street, 20 feet to the North line of the alley running East and West through said Block 121; thence East along the North line of alley 80 feet to the place of beginning.
