

1396-11378

After recording, return to:
Don Ballew, Trustee
9722 Arant Road
Klamath Falls, OR 97603

2014-006197
Klamath County, Oregon
06/11/2014 03:38:16 PM
Fee: \$42.00

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

Don Ballew, Trustee
9722 Arant Road
Klamath Falls, OR 97603

(Washburn)

STATUTORY WARRANTY DEED

SHARON L. PARKS, TRUSTEE OF THE SHARON L. PARKS TRUST AS RESTATED JUNE 22, 2010, Grantor(s), hereby convey and warrant to DON RAY BALLEW, TRUSTEE OF THE DON RAY BALLEW LIVING TRUST AS RESTATED JUNE 22, 2010, AS TO AN UNDIVIDED 1/2 INTEREST, 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 15 of Subdivision Plat of Block 125, 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 \$0.00.

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 11 day of June, 2014.

THE SHARON L. PARKS TRUST AS RESTATED JUNE 22, 2010

By: [Signature]
SHARON L. PARKS, TRUSTEE

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on 6-11, 2014, by SHARON L. PARKS, TRUSTEE OF THE SHARON L. PARKS TRUST DATED JUNE 22, 2010.

[Signature]
(Notary Public for Oregon)

My commission expires 3-2-16