



THIS SPACE RESERVED FOR

**2015-001808**  
**Klamath County, Oregon**  
02/27/2015 02:11:55 PM  
Fee: \$47.00

After recording return to:

Robert E. Bales

431 Upham Street

Klamath Falls, OR 97601

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

Robert E. Bales

431 Upham Street

Klamath Falls, OR 97601

Escrow No. MT102888MS

Title No. 0102888

SWD r.020212

### STATUTORY WARRANTY DEED

**Robert Eugene Bales and Netta Jean Bales, Trustees of the Bales Living Trust,**

Grantor(s), hereby convey and warrant to

**Robert E. Bales and Netta J. Bales, 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:

#### EXHIBIT "A" LEGAL DESCRIPTION

**All of Lot 8, Block 92, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, SAVING AND  
EXCEPTING a tract on the Westerly side thereof, described as follows:**

**Beginning at the Southerly corner common to Lots 7 and 8 of said Block and Addition; thence Easterly along the  
Southerly line of said Lot 8, 40 feet; thence Northerly in a straight line to a point on the Northerly line of said Lot  
8, 75 feet Northeasterly from the most Westerly corner thereof; thence Southwesterly along the Northerly line of  
said Lot 8 to the most Westerly corner thereof; thence Southeasterly along the Westerly line of said Lot 8 to the  
point of beginning.**

The true and actual consideration for this conveyance is **\$0.00**.

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:

*Stanley*

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 2<sup>nd</sup> day of Feb, 2015

Trustees of the Bales Living Trust

by Robert Eugene Bales, Trustee  
Robert Eugene Bales, Trustee

by Netta Jean Bales, Trustee  
Netta Jean Bales, Trustee

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 2/23, <sup>2015</sup> ~~2015~~ by Robert Eugene Bales and Netta Jean Bales, Trustees of the Bales Living Trust.

MS Stuart  
(Notary Public for Oregon)

My commission expires 12/31/18

