



THIS SPACE RESERVED

2015-004724
Klamath County, Oregon
05/11/2015 02:17:54 PM
Fee: \$47.00

After recording return to:
Robert Ballard and Emily Ballard
P. O. Box 1200
Chiloquin, OR 97624

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

Robert Ballard and Emily Ballard
P. O. Box 1200
Chiloquin, OR 97624
File No. 43727AM

STATUTORY WARRANTY DEED

Sandra Cook Successor Trustee of the Marjorie Leupold Trust dated May 10, 1988,

Grantor(s), hereby convey and warrant to

Robert Ballard and Emily Ballard, 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:

The W1/2 of the E1/2 of the E1/2 of the S1/2 of the SE1/4 of Section 24, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

ALSO, that portion of the W1/2 of the E1/2 of the E1/2 of the NE1/4 of Section 25, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the center thread of the Williamson River.

The true and actual consideration for this conveyance is **\$117,500.00**.

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:

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 7th day of May 2015

The Marjorie Leupold Trust dated May 10, 1988

By: Sandra Cook
Sandra Cook, Successor Trustee

State of Nevada } ss
County of Nye }

On this 7th day of May, 2015, before me, Reyna Martin a Notary Public in and for said state, personally appeared Sandra Cook, Successor Trustee of The Marjorie Leupold Trust dated May 10, 1988, known or identified to me to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within Instrument and acknowledged to me that ~~he/she/they~~ executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Reyna Martin
Notary Public for the State of Nevada
Residing at: 523 Bruce
Commission Expires: 1-10-17

