



AmeriTitle
MTC 59276 AM

2015-009520
Klamath County, Oregon
08/26/2015 01:46:12 PM
Fee: \$47.00

TITLE NO. 0291357
ESCROW NO. EU15-2469
TAX ACCT. NO. R160337
MAP/TAX LOT NO. R-2508-01000-02700-000

GRANTOR

BURTON HEITZ, RONALD HEITZ and LINDA DUKE

GRANTEE

SCOTT BALES
24259 SERTIC ROAD
VENETA, OR 97487

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

BURTON HEITZ and RONALD HEITZ and LINDA DUKE, Grantor,

conveys and warrants to

SCOTT BALES, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

The S 1/2 E 1/2 W 1/2 NE 1/4 of Section 10, Township 25 South, Range 8 East of the Willamette Meridian,
Klamath County, Oregon.

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

Except the following encumbrances:
2015/16 TAXES WHICH ARE A LIEN BUT NOT YET DUE AND PAYABLE.
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

The true consideration for this conveyance is \$85,000.00.

Dated this 18 day of August, 2015.

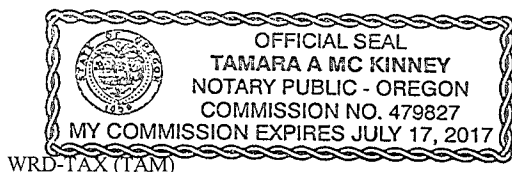
Burton Heitz By
Ronald L. Heitz Attorney in Fact
BURTON HEITZ BY RONALD L. HEITZ
ATTORNEY IN FACT

Ronald Heitz
RONALD HEITZ

Linda Duke
LINDA DUKE

State of Oregon
County of Lane

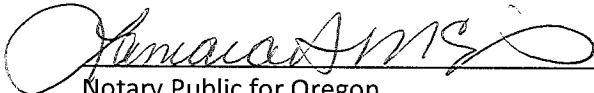
This instrument was acknowledged before me on August 18, 2015 by LINDA DUKE.

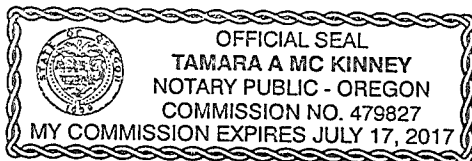


Tamara A. McKinney
(Notary Public for Oregon)
My commission expires 7-17-2017

STATE OF OREGON)
 ss.)
COUNTY OF LANE)

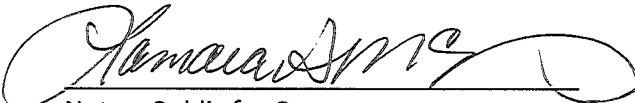
This instrument was acknowledged before me on August 21st, 2015 , by Ronald Heitz as attorney in fact for Burton Heitz.


Notary Public for Oregon
My Commission Expires: 7-17-2017



STATE OF OREGON)
 ss.)
COUNTY OF LANE)

This instrument was acknowledged before me on August 24th, 2015 , by Ronald Heitz.


Notary Public for Oregon
My Commission Expires: 7-17-2017

