

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



2015-009802

Klamath County, Oregon

09/03/2015 09:38:06 AM

Fee: \$57.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 59276AM

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Cascade Title CO.

Address: 811 Willamette

City, ST Zip: Eugene, OR 97401

This document is being re-recorded at the request of AmeriTitle to Correct the legal as previously recorded in 2015-009520

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Warranty Deed

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Burton Heitz, Ronald Heitz and Linda Duke

Grantor Name:

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Scott Bales

Grantee Name:

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: NO CHANGE

Address:

City, ST Zip:

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 85,000.00

7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: N/A



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 S1/2 E1/2 W1/2 NE1/4 SE1/4 *PS*

~~The S1/2 E1/2 W1/2 NE1/4~~ 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

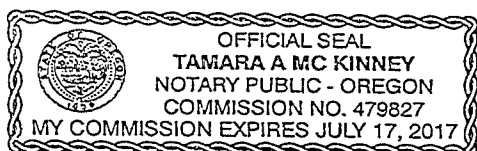
Ronald L. Heitz Attorney in Fact  
BURTON HEITZ BY RONALD L. HEITZ  
ATTORNEY IN FACT

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.



WRD-TAX (TAM)

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



AmeriTitle  
MTC 59276 AM

RECORDED ELECTRONICALLY	
ID# 2015-019579	County Klamath
Date 8/26/15	Time 1:46pm
simplifile www.simplifile.com 800.460.5117	

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

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sent to the following address:  
\*\*\*SAME AS GRANTEE\*\*\*

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EUGENE, OR 97401

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conveys and warrants to

**SCOTT BALES, Grantee,**

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The S1/2 E1/2 W1/2 NE1/4 ~~SE1/4~~ <sup>PS</sup>

~~The S1/2 E1/2 W1/2 NE1/4~~ of Section 10, Township 25 South, Range 8 East of the Willamette Meridian,  
Klamath County, Oregon.

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Dated this 18 day of August, 2015.

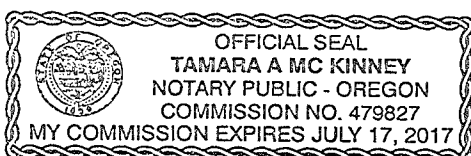
Burton Heitz By  
Ronald L. Heitz Attorney in Fact  
BURTON HEITZ BY RONALD L. HEITZ  
ATTORNEY IN FACT

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.

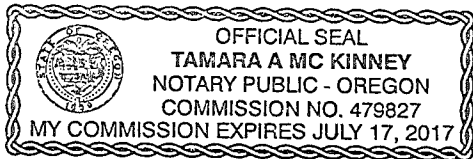


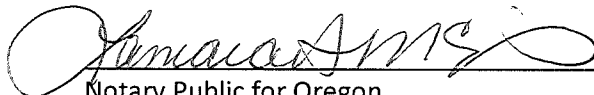
WRD-TAX (TAM)

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

STATE OF OREGON    )  
                                  ss. )  
COUNTY OF LANE    )

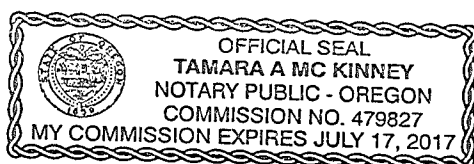
This instrument was acknowledged before me on August 21<sup>st</sup>, 2015 , by Ronald Heitz as attorney in fact for Burton Heitz.

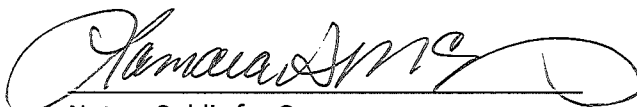


  
Notary Public for Oregon  
My Commission Expires: 7-17-2017

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