## **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. 59276AM Reference: This document is being re-recorded at Please print or type information. the request of AmeriTitle to Correct AFTER RECORDING RETURN TO the legal as previously recorded in Required by ORS 205.180(4) & 205.238: 2015-009520 Cascade Title CO. 811 Willamette Address: City, ST Zip: Eugene, OR 97401 TITLE(S) OF THE TRANSACTION(S) — Required by ORS 205.234(1)(a) 2. 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** 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:** 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:** For an instrument conveying or contracting to convey fee title TRUE AND ACTUAL CONSIDERATION the information required by ORS 93.260: Required by ORS 93.030 for an instrument conveying UNTIL A CHANGE IS REQUESTED, ALL or contracting to convey fee title or any memorandum TAX STATEMENTS SHALL BE SENT TO of such instrument: THE FOLLOWING ADDRESS: \$ 85,000.00 **NO CHANGE** Name: Address: City, ST Zip:

Tax Acct. No.: N/A





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 State Markette Meridian, 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.

State of Oregon County of Lane

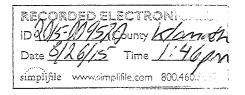
This instrument was acknowledged before me on August 18, 2015 by LINDA DUKE.

OFFICIAL SEAL
TAMARA A MC KINNEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 479827
MY COMMISSION EXPIRES JULY 17, 2017
WRD-TAX (TAM)

(Notary Public for Oregon)
My commission expires







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

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 P5

重量 出版 1/2 数 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 8 day of August 2015.

Burton Hart By

Romald Horney in Sad

BURTON HEITZ BY RONALD L. HEITZ

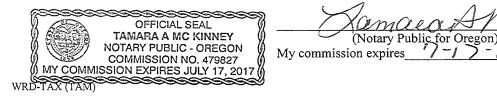
ATTORNEY IN FACT

Sinda Luke

LINDA DUKE

State of Oregon County of Lane

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



STATE OF OREGON )
ss. )
COUNTY OF LANE

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

Notary Public for Oregon

My Commission Expires: 7/7-2017

OFFICIAL SEAL
TAMARA A MC KINNEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 479827
MY COMMISSION EXPIRES JULY 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

anacas

My Commission Expires: 7-17-201

