

2016-011667

Klamath County, Oregon

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



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11/01/2016 11:05:27 AM

Fee: \$42.00

LONNEL L. BALLINGER-LAUER
1223 W 18th Ave.
Spokane Wa. 99203
 Grantor's Name and Address*

BALLINGER-LAUER LIVING TRUST
1223 W 18th Ave.
Spokane Wa. 99203
 Grantee's Name and Address*

After recording, return to (Name and Address):

LONNEL L. BALLINGER-LAUER
1223 W 18th Ave
Spokane Wa. 99203

Until requested otherwise, send all tax statements to (Name and Address):

LONNEL LAUER
1223 W 18th Ave
Spokane Wa. 99203

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

SPACE RESERVED
 FOR
 RECORDER'S USE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that LONNEL BALLINGER-LAUER also
known as LONNEL LAUER
 hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by BALLINGER-LAUER
LIVING TRUSTEE OR HER SUCCESSORS IN TRUST DATE AUG 15 2015
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
 situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

LOT 50 B2 SRR @ FOREST MEADOWS @ SPLIT RAIL RANCHO
REFERENCE NO M99-27112 RECORD NO. M01-36469
WHOSE ADDRESS IS 14531 GAIT CT. LAPINE OR. 97739

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
 in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): NO EXCEPTIONS

_____ , and that
 grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all
 persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE .^① However, the
 actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate
 which) consideration.^② (The sentence between the symbols ^②, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes
 shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 10/12/2016 ; any
 signature on behalf of a business or other entity is made with the authority of that entity.

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 DETER-
 MINE 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.

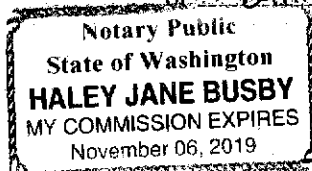
Lonnell L. Ballinger-Lauer
Lonnell L. Ballinger-Lauer
Trustee

STATE OF OREGON County of Spokane) ss.

This instrument was acknowledged before me on 10/12/2016
 by Lonnell Ballinger-Lauer

This instrument was acknowledged before me on 10/12/2016
 by Lonnell Ballinger-Lauer

as trustee
 of Ballinger-Lauer Living Trust



Haley Jane Busby
 Notary Public for Oregon Washington
 My commission expires 11/6/2019