

Ambrill's
MTC 147 235 AM

After Recording Return to:
JOHN H WEISNER and JODI I WEISNER
60285 SUNSET VIEW DRIVE
BEND, OR 97702

2017-000405
Klamath County, Oregon
01/17/2017 11:49:08 AM
Fee: \$52.00

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

STATUTORY WARRANTY DEED

JOHN P BALLANTINE

herein called grantor, convey(s) and warrant(s) to

**JOHN P BALLANTINE AND TARA BALLANTINE, AS TENANTS BY THE ENTIRETY AS TO AN
UNDIVIDED 50% INTEREST AND JOHN H WEISNER and JODI I WEISNER, AS TENANTS BY THE
ENTIRETY AS TO AN UNDIVIDED 50% INTEREST**

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described
as:

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and
apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property
taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully
claim the same, except as shown above.

The true and actual consideration for this transfer is **\$362,500.00**.

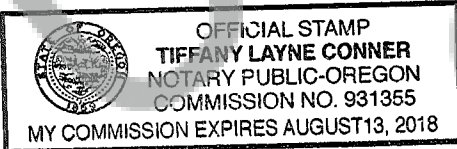
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: 1/11/17

John P Ballantine
JOHN P BALLANTINE

STATE OF OREGON, County of Deschutes) ss.

On January 11, 2017, personally appeared the above named JOHN P BALLANTINE and acknowledged the foregoing instrument to be His voluntary act and deed.



Before me: Tiffany Layne Conner
Notary Public for Oregon
My commission expires: 8/13/18
Official Seal

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 12 in Block 4 of TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 1 in Block 5 of TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Unofficial
Copy