



2018-007184

Klamath County, Oregon

06/14/2018 09:58:00 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Casey Ballard and Cynthia Ballard

P.O. Box 24

Sprague River, OR 97639

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

Casey Ballard and Cynthia Ballard

P.O. Box 24

Sprague River, OR 97639

File No. 238682AM

STATUTORY WARRANTY DEED

Dennis L. Cole and Sandra L. Cole, Trustees of the Dennis and Sandra Cole Trust dated January 8, 2001,

Grantor(s), hereby convey and warrant to

Casey Ballard and Cynthia Ballard, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

That portion of the W1/2 of the SW1/4 that lies South of Cherrywood Lane, a platted Road of Juniper Acres in Section 35, Township 35 South, Range 10 East of the Willamette Meridian.

The true and actual consideration for this conveyance is \$100,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 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 this 8th day of June, 2018.

The Dennis and Sandra Cole Trust

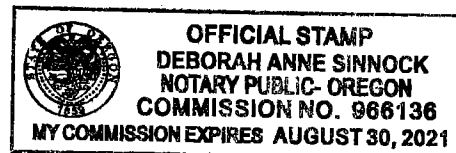
By: [Signature]
Dennis L. Cole, Trustee

By: [Signature]
Sandra L. Cole, Trustee

State of OR } ss
County of Klamath }

On this 8th day of June, 2018, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Dennis L. Cole and Sandra L. Cole, Trustees of The Dennis and Sandra Cole Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 8-30-21



State of OR
County of Klamath

This instrument was acknowledged before me on 6-11-18,
By Sandra L. Cole, Trustee of The Dennis and Sandra Cole Trust

Deborah Anne Sinnock
(Notary Public for Klamath Co.)
My commission expires 8-30-21

