



THIS SPACE RESERVED FOR

2019-008540

Klamath County, Oregon

07/29/2019 01:54:03 PM

Fee: \$87.00

After recording return to:

Eric Ogden and Erica Boccard

6246 Bryant Ave

Klamath Falls, OR 97603

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

Eric Ogden and Erica Boccard

6246 Bryant Ave

Klamath Falls, OR 97603

File No. 304295AM

STATUTORY WARRANTY DEED

Jerry G. Balf and Louise M. Balf, Trustees of the Balf Family Trust dated May 21, 1997,

Grantor(s), hereby convey and warrant to

Eric Ogden and Erica Boccard, not as tenants in common but with rights of survivorship,

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:

Lot 12 in Block 7 of SECOND ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$179,000.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

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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 24 day of July, 2019

Balf Family Trust

By: Jerry G. Balf
Jerry G. Balf, Trustee

By: Louise M. Balf
Louise M. Balf, Trustee

State of CA } ss.
County of Sacramento

On this 24th day of July, 2019, before me, G. Martin a Notary Public in and for said state, personally appeared Jerry G. Balf and Louise M. Balf known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Balf Family Trust, and acknowledged to me that he/she/they executed the same as Trustee. G. Martin

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

G. Martin
Notary Public for the State of CA »
Residing at: _____
Commission Expires: 11-16-19

