

2020-010261

Klamath County, Oregon



08/17/2020 02:13:00 PM

Fee: \$92.00

WARRANTY DEED

David V. & Alicia M. Ballard and
Gabe M. & Melissa B. Wingo
Grantor

Jeffrey Sargo and Annette Sargo
20009 Peppermint Falls Road
Jamestown, CA 95327
Grantee

After recording return to:
Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that, We, DAVID V. BALLARD and ALICIA M. BALLARD, as Tenants by the entirety, as to an undivided ½ interest and GABE M. WINGO and MELLISSA B. WINGO, as Tenants by the entirety, as to an undivided ½ interest, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to JEFFREY SARGO and ANNETTE SARGO, as Tenants by the Entirety, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances there unto belonging or in any wise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

EXHIBIT "A" Attached hereto and incorporated herein by this reference..

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

The true consideration for this conveyance is other than money and other valuable consideration.

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 5th day of August, 2020.

Joe H MacArthur
Returned at Counter

David V. Ballard
David V. Ballard

Alicia M. Ballard
Alicia M. Ballard

I A notary public or other officer completing this certification verifies only the identity
I of the individual who signed the document to which this certification is attached, and
I not the truthfulness, accuracy or validity of that document

STATE OF CALIFORNIA

County of Tuolumne) ss.

On August 5, 2020 before me, Beth Whitehead
Notary Public, personally appeared, David V. Ballard and Alicia M. Ballard, who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that they executed the same in his/her authorized capacity, and that by his/her signature on
the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.

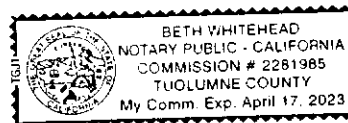
WITNESS my hand and seal.

Signature

Gabe M. Wingo
Gabe M. Wingo

(Seal)

Melissa B. Wingo
Melissa B. Wingo



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I of the individual who signed the document to which this certification is attached, and
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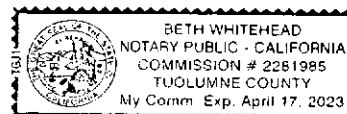
On August 5, 2020 before me, Beth Whitehead
Notary Public, personally appeared, Gabe M. Wingo and Melissa B. Wingo, who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that they executed the same in his/her authorized capacity, and that by his/her signature on
the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and seal.

Signature

Gabe M. Wingo
Gabe M. Wingo

(Seal)



LEGAL DESCRIPTION

A tract of land in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 30 feet East and 495 feet North of the Southwest corner of said Section 20, said point being on the East side line of Montelius Street as located and established; thence East and parallel with the South line of Section 20 to a point on the West line of a tract of land conveyed by Theo Sides to the State of Oregon by and through its State Highway Commission, for highway right of way, recorded July 11, 1955 in Deed Book 276 at page 16; thence Northeasterly along the West line of said right of way to a point on the South line of a tract of land conveyed to Harold A. Perkins, et ux, by deed recorded March 1, 1948 in Book 217 at page 344; thence West along the South line of said Perkins tract to a point on the East line of Montelius Street; thence South along the East line of Montelius Street to the point of beginning.

EXCEPTING THEREFROM:

Beginning at point 30 feet East and 495 feet North of the Southwest corner of said Section 20, said point being on the East side of Montelius Street as located and established; thence North along the East side of Montelius Street a distance of 130 feet to a point; thence East and parallel with the South line of Section 20 to a point on the West line of a tract of land conveyed by Theo. Sides to the State of Oregon for highway right of way, recorded July 11, 1955 in Deed Book 276 at page 16; Klamath County Records; thence Southwesterly along the West line of said right of way to a point which is on a line running Easterly and parallel with the South line of said Section 20 from the point of beginning of this description; thence West along said line to the point of beginning.

Further excepting that portion conveyed to the State of Oregon by instrument recorded August 5, 1958 in Volume 301, page 541, Deed Records of Klamath County, Oregon.

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: