

After recording return to:

THIS SPACE RESERVED FOR RECORDER'S USE

Kristi L Ball
1735 Crescent Ave
Klamath Falls, OR 97601

2020-016042
Klamath County, Oregon



00270426202000160420020022

12/09/2020 11:10:50 AM

Fee: \$87.00

Until a change is requested all tax statements

Shall be sent to the following address:

Kristi L Ball
1735 Crescent Ave
Klamath Falls, OR 97601

Returned at Counter

STATUTORY WARRANTY DEED

Kristi L Ball and Steven R Ball,

Grantor(s), hereby convey and warrant to

Kristi L Ball and Steven R Ball, Trustees of the Kristi Lynn Ball and Steven Randolph Ball Living Trust,

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 5 Block 19 ½ HOT SPRINGS ADDITION TO THE City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is estate planning. 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 7th day of December, 2020.

Kristi L. Ball

Kristi L. Ball

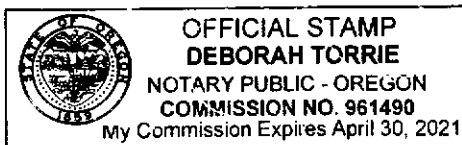
Steven R. Ball

Steven R. Ball

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on December 7th 2020
by Kristi L. Ball

This instrument was acknowledged before me on December 7th 2020
by Steven R. Ball



Deborah Torrie

Notary Public for Oregon

My commission expires April 30th 2021