



2021-008680

Klamath County, Oregon

06/01/2021 02:29:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Diane De La Vergne-Allen and Michael Don Allen

PO Box 257

Chiloquin, OR 97624

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

Diane De La Vergne-Allen and Michael Don Allen

PO Box 257

Chiloquin, OR 97624

File No. 456449AM

STATUTORY WARRANTY DEED

Robert D. Ballard and Emily A. Ballard, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Diane De La Vergne-Allen and Michael Don Allen, 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:

The W1/2 of the E1/2 of the E1/2 of the S1/2 of the SE1/4 of Section 24, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

ALSO, that portion of the W1/2 of the E1/2 of the E1/2 of the NE1/4 of Section 25, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the center thread of the Williamson River.

The true and actual consideration for this conveyance is \$239,000.00.

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:

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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 24th day of May, 2021.

R. Ballard
Robert D. Ballard

E. Ballard
Emily A. Ballard

State of Oregon } ss
County of Klamath }

On this 24th day of May, 2021, before me, Twila Jean Pellegrino a
Notary Public in and for said state, personally appeared Robert D. Ballard and Emily A. Ballard, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022

