



THIS SPACE RESERVED FOR

2021-012023

Klamath County, Oregon

08/06/2021 11:34:00 AM

Fee: \$87.00

After recording return to:

Krister Balme and Benjamin Fredrick Balme

601 Conger AVE

Klamath Falls, OR 97601

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

Krister Balme and Benjamin Fredrick Balme

601 Conger AVE

Klamath Falls, OR 97601

File No. 478573AM

STATUTORY WARRANTY DEED

Michael Casey,

Grantor(s), hereby convey and warrant to

Krister Balme and Benjamin Fredrick Balme, 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 Lot 8 in Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point South 65° 26' East 135 feet from stone monument in center of the Northerly end of Conger Avenue; thence South 57° 44' East 99 feet along the East side of said Avenue; thence North 48° 28' East 80 feet along North side of Avenue; thence South 48° 45' East 5 feet; thence North 41° 15' East 24 feet; thence Northwesterly to a point North 23° 15' East 104 feet from point of beginning; thence South 23° 15' West 104 feet to point of beginning.

Beginning at a point on the Northwesterly line of Lot 5, Block 104, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, as shown on the duly recorded supplemental plat thereof, in the office of the County Clerk of Klamath County, Oregon, which point is North 48° 28' East 80 feet; South 48° 45' East 5.0 feet and North 41° 15' East 24 feet from the most Southerly corner of C.R. Leighton property conveyed to him by Deed recorded March 28, 1921 in Book 55 at page 518; thence North 41° 15' East, along the Northwesterly line of said Lot 5, to the Westerly line of California Avenue; thence North along the Westerly line of said California Avenue, 16.8 feet to the most Southerly corner of N.D. Ginsbach property as conveyed to him by Deed recorded August 25, 1921 in Book 57 at page 125, Deed Records of Klamath County, Oregon; thence following the N.D. Ginsbach's Southerly lines, North 63° 33' West 101.5 feet; thence North 13° 33' West 40.2 feet; thence West 30 feet; thence North 6 feet; thence leaving N.D. Ginsbach property line, West to the Southeasterly line of Stanford Street; thence South 23° 15' West to a point which is North 23° 15' East 104 feet from the Northerly line of Conger Avenue, said point being the most Northerly corner of said C.R. Leighton property; thence Southerly to the point of beginning, being a part of Lot 8 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$13,000.00.

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:

2021-2022 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.

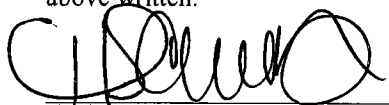
Dated this 4 day of Aug., 2021


Michael Casey

State of Oregon } ss
County of Klamath }

On this 4 day of Aug., 2021, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Michael Casey, 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.



Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

