



2023-008011
Klamath County, Oregon
09/13/2023 12:15:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Scott E. Balin, Trustee of the Balin Farm Trust, as
Amended and Restated December 31, 2020

13600 Homedale Rd.

Klamath Falls, OR 97603

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

Scott E. Balin, Trustee of the Balin Farm Trust, as
Amended and Restated December 31, 2020

13600 Homedale Rd.

Klamath Falls, OR 97603

File No. 603930AM

STATUTORY WARRANTY DEED

**Henry C. Williams and Laquita Hope Williams, as trustees for the Hank & Hope Williams Family Trust
under a trust agreement dated January 12, 2005,**

Grantor(s), hereby convey and warrant to

Scott E. Balin, Trustee of the Balin Farm Trust, as Amended and Restated December 31, 2020,

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:

**Parcels 1, 2 and 3 of Land Partition 59-07, located in the Northwest Quarter of Section 12, Township 40
South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

4009-01200-00400

4009-01200-00401

4009-01200-00402

The true and actual consideration for this conveyance is \$470,000.00.

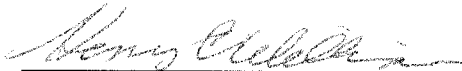
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

2023-2024 Real Property Taxes, a lien not yet due and payable

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 12 day of September, 2023

The Hank & Hope Williams Family Trust under a trust agreement dated January 12, 2005

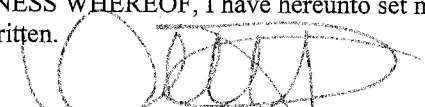

Henry C. Williams, Trustee


Laquita Hope Williams, Trustee

State of Oregon} ss.
County of Jackson}

On this 12 day of September, 2023, before me, a Notary Public in and for said state, personally appeared Henry C. Williams and Laquita Hope Williams known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Hank & Hope Williams Family Trust under a trust agreement dated January 12, 2005, and acknowledged to me that he/she/they executed the same as Trustee.

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: Jackson County
Commission Expires: 12/9/2023

